

A photograph of the Town of Smithtown Town Hall, a two-story red brick building with white columns and shutters. In the foreground, there is a well-manicured lawn with several large, rounded green bushes and a flower bed filled with numerous bright red tulips. A paved sidewalk runs along the left side of the flower bed. In the background, there are more trees and a clear blue sky.

Town of Smithtown Comprehensive Plan

PRESENTATION

DECEMBER 15, 2020

What is a Comprehensive Plan?

A **Comprehensive Plan** is a rational document that has as its underlying purpose: “the control of land uses for the benefit of the whole community” (NY Town Law §272-a). The Town’s last Comprehensive Plan was adopted in 1957 and is over 60 years old.

Plans examined include:

- Land Use
- Circulation
- Community Facilities
- Sustainability
- Capital Improvement
- 6 Community Plans

- Recommendations will provide land use policy changes and ordinance changes

Element Recommendation Plan				
Recommendation	Implementing Party	Timeframe	Completed	Year Completed
Recommendation Category				
1 Element Recommendation	Town and/or partner	Short Medium Long Ongoing	✓	

Smithtown hired a team of consultants to complete the Comprehensive Plan:



architects + engineers
practical approach. creative results.



“Comp Plan” According to Town Law

Town Law § 272-a

Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.

~~~~~

No requirement in New York State law to prepare a comprehensive plan, but the law has provided a strong incentive to do so in the form of granting funding and the plan’s relationship to State SEQR requirements:

## Town Law § 272-a(8)

*When the comprehensive plan “serve[s] as or [is] accompanied by, a generic environmental impact statement pursuant to the state environmental quality review act ... No further compliance with such law is required for subsequent site specific actions that are in conformance with the conditions and thresholds established for such actions in the generic environmental impact statement and its findings”*



# Smithtown's Future:



Informed by public input and findings from other planning efforts, Smithtown has worked collaboratively with the community to develop an inspirational vision and achievable goals for the Town of Smithtown.



Residents will live in the Town and its Hamlets because they love its neighborhoods and because they have access to local and regional jobs, shopping, and restaurants on a multi-modal transportation network. At the same time, the Town will continue to be attractive to businesses of regional, national, and international importance, including employers in growing industries such as innovation and technology.



We realize that the citizens and property owners of Smithtown are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

We will strive to preserve the attributes of our unique, hometown character and community identities, the beauty of our natural environment, and the strengths of our neighborhoods, while promoting growth in appropriate areas of town.

We value open space and parks as an integral part of our community's fabric and will take advantage of opportunities for its enhancement and expansion.

We will support vibrant concentrations of retail, office, service, residential and public space in Smithtown's downtown locations while realizing that each location has its own identity.

We will maintain a strong and diverse economy and provide a business climate that retains and attracts locally owned companies, as well as regionally, nationally and internationally recognized corporations..

We will promote high quality development that reflects aesthetic excellence and that architectural and land use design is fundamental to great places.

We will advance sustainable practices that promote social equity, environmental health and economic prosperity.

We will preserve our single-family neighborhoods while providing alternative housing choices in appropriate areas.

We will encourage a variety of employment opportunities, and promote unique, local businesses for the long-term economic well-being of the Town.

We will promote a Multi-Modal Transportation Network (roadways, bikeways, walkways and public transportation) that is safe, accessible, and which emphasizes local and regional connections while considering neighborhood impacts.

# Guiding Principles



# Project Review

## We engaged with the community:

- Committee Meetings
- Comprehensive Plan Website
- 1 PublicInput.com survey - ~9 months
- 6 Public Community Workshops - March – April 2019
- Town Board meeting on draft Comprehensive Plan and SEQRA 12/15/20
- Town Board Draft Plan Hearing Spring 2021



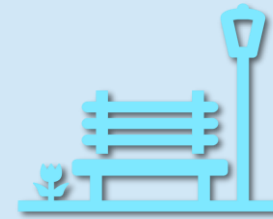
# Community Engagement & Public Participation

- Social media posts, Facebook and Instagram
- Project-specific webpage/survey: [PublicInput.com/Smithtown](https://PublicInput.com/Smithtown)

WHEN ASKED TO RATE A LIST OF ISSUES AFFECTING SMITHTOWN, SURVEY PARTICIPANTS RATED:



**PROPERTY TAXES**  
74% VERY IMPORTANT



**CONDITION OF PARKS  
AND RECREATION**  
66% VERY IMPORTANT



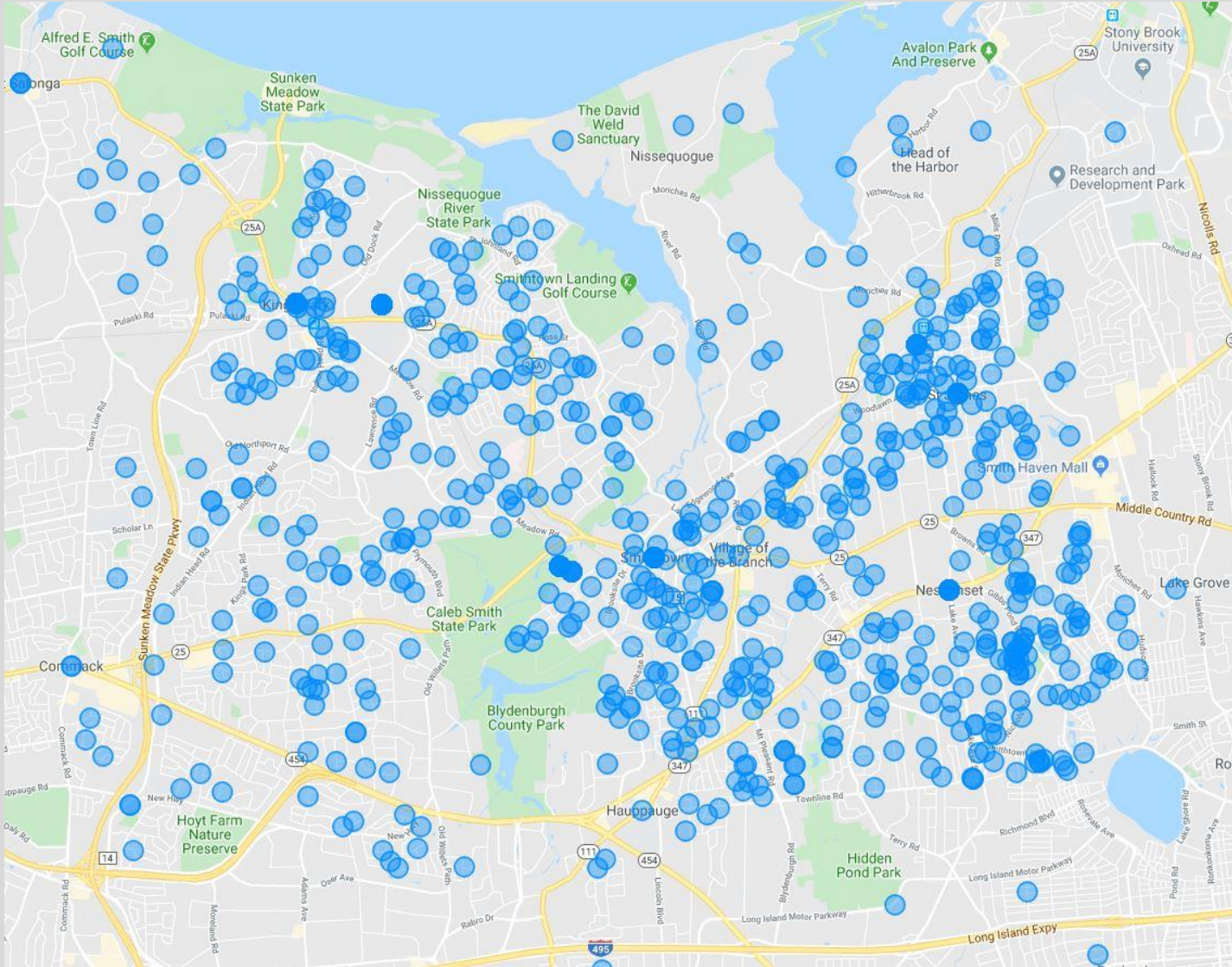
**ACCESS TO PARKS +  
RECREATION  
ACTIVITIES &  
ENVIRONMENTAL  
QUALITY/PROTECTION**  
61% VERY IMPORTANT



**TRAFFIC**  
58% VERY IMPORTANT



**BICYCLE AND  
PEDESTRIAN SAFETY**  
56% VERY IMPORTANT



# Survey Results By the numbers

**1,259** Survey Participants

**77,278** Responses

**2,034** Comments

**664** E-mail Subscribers



# Why Smithtown ??

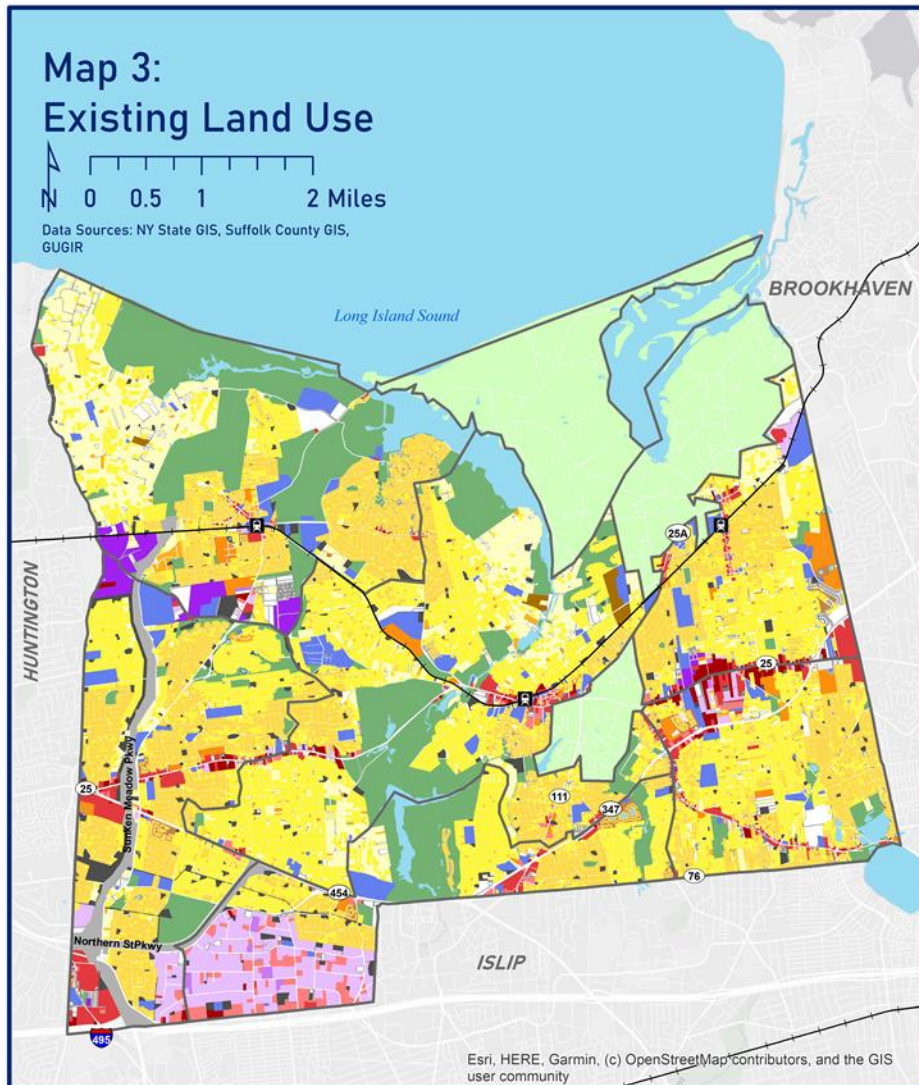
---

## Main reasons people live in Smithtown

1. School system (58%)
2. Quality of life (51%)
3. Found home I liked (42%)
4. Close to family/friends (38%)
5. Community character (37%)



# Land Use Issues



## Legend

|                                |                                |                              |
|--------------------------------|--------------------------------|------------------------------|
| Single-Family (Low Density)    | Community Services             | Transportation               |
| Single-Family (Medium Density) | Office                         | Utilities and Infrastructure |
| Single-Family (High Density)   | Commercial                     | Vacant                       |
| Two-Family Residence           | Wholesale and Service Industry | Water                        |
| Multi-Family Residence         | Warehouse                      | Open Space                   |
| HOA Property                   | Light Industry                 | Agriculture                  |
| Village                        | Heavy Industry                 |                              |

1. Antiquated zoning ordinance
2. Lack of housing diversity
3. Struggling downtown
4. Strategic siting of new and in-fill development
5. Natural versus built environment
6. Community-specific issues





# Residential

---

**51.16%** of developed acreage is single-family homes

Residential districts are stable and the neighborhoods desirable and well maintained

No need to make substantial changes to existing sections of the zoning code that regulate SF residential zoning districts

Prohibit nursing homes and assisted living facilities in SF districts

Propose a new Multi-Family (MF) Zone, where applicable

# Future Housing Types

*\*When asked should the Town encourage or discourage the following types of potential development?*

|                     | Strongly Encourage / Encourage | Neutral / No Opinion | Discourage / Strongly Discourage |
|---------------------|--------------------------------|----------------------|----------------------------------|
| Single-family       | 77%                            | 14%                  | 16%                              |
| Senior Housing      | 52%                            | 32%                  | 16%                              |
| Townhome            | 50%                            | 25%                  | 25%                              |
| Apartment/Condo     | 41%                            | 20%                  | 40%                              |
| Mixed-Use           | 40%                            | 22%                  | 38%                              |
| Affordable Housing  | 39%                            | 20%                  | 42%                              |
| Accessory Dwellings | 15%                            | 53%                  | 32%                              |
| Assisted Living     | 35%                            | 40%                  | 25%                              |
| Duplexes            | 31%                            | 24%                  | 44%                              |





# Office, Business, Commercial

**5.48%** of acreage is office, business or commercial

**No substantial changes to office districts or shopping center districts**

**Need to concentrate retail and restaurants in downtowns and neighborhood centers opposed to NYS Routes 25 and 347**

**Substantial changes proposed for Neighborhood Business zone**

**Replace Central Business district with hamlet-specific downtown districts**

# Future Office, Business, Commercial

*\*When asked should the Town encourage or discourage the following types of potential development?*

|                        | Strongly Encourage / Encourage | Neutral / No Opinion | Discourage / Strongly Discourage |
|------------------------|--------------------------------|----------------------|----------------------------------|
| Restaurants            | 87%                            | 10%                  | 3%                               |
| Commercial Recreation  | 65%                            | 26%                  | 10%                              |
| High-End Retail Stores | 64%                            | 22%                  | 15%                              |
| Offices                | 57%                            | 31%                  | 12%                              |
| Businesses in Homes    | 36%                            | 37%                  | 26%                              |
| Discount Retail        | 37%                            | 30%                  | 32%                              |
| Gas Stations           | 14%                            | 44%                  | 42%                              |



# Changes to Central Business (CB) Zone

---

- Current Central Business (CB) Zone District regulates traditional downtowns in Smithtown, Kings Park, St. James, and some locations on commercial corridors such as Jericho Turnpike, North Country Road, and Smithtown Boulevard
- Downtowns and commercial corridors should not be regulated by the same Zoning District:
  - downtowns typically encourage pedestrian-oriented shopping, dining and community services in densely developed neighborhoods
  - commercial corridors support automobile-related convenience shopping and services
- **Recommendations**
  - Transform the Central Business (CB) zone into hamlet specific zones in downtown or core areas ([see next slide](#))
  - Existing Central Business zones outside of downtown and core locations should be rezoned by “right-sizing” the zone to the existing location (see Community Plans for specific locations)





# Downtowns Strategy

---

- Eliminate CB Zone and replace with:
  - Transit Village (TV) District in downtown Smithtown
  - Lake Avenue District (LAD) in downtown St. James
  - Transition District, Core District, and Transit Oriented Development (TOD) District in downtown Kings Park *(as recommended in the “Kings Park Downtown Revitalization Master Plan”)*
  - Nesconset Core (NC) along Smithtown Boulevard in Nesconset
  - Other applicable zones, as appropriate

# Reimagining of Downtowns

---



- 1. Downtowns as Centers of Place**
- 2. Transit-Oriented Development**
- 3. Evolution of Retail**
- 4. Mixed-Use**
- 5. Downtown Office Space**



## Appearance and Convenience Rating

- **Downtown Smithtown**  
34% Average - 32% Below Average - 17% Poor
- **Downtown Kings Park**  
30% Average - 28% Below Average - 16% Poor
- **Downtown St. James**  
32% Average - 27% Below Average - 12% Poor

# Perception of Downtown Areas

---

# Smithtown, Kings Park, & St. James Downtown Recommendations Summary:

Appropriate mixed-use development on underutilized properties, in appropriate locations

Encourage the enhancement of existing as well as creation of limited new commercial space

A parking plan that takes into consideration structured parking integrated into any future future development.

The support of existing and creation of high tech and office space to support downtown viability and introduce a new tax rate-able that is not single-family development.

The creation of public spaces for residents and visitors.

The embracement of arts and culture as a draw to our community.

The creation and implementation of a streetscape improvement plan.

Architectural design guidelines and standards for future development.

Encourage construction of apartments in downtowns

Pedestrian safety and amenities





# Downtown St. James

---

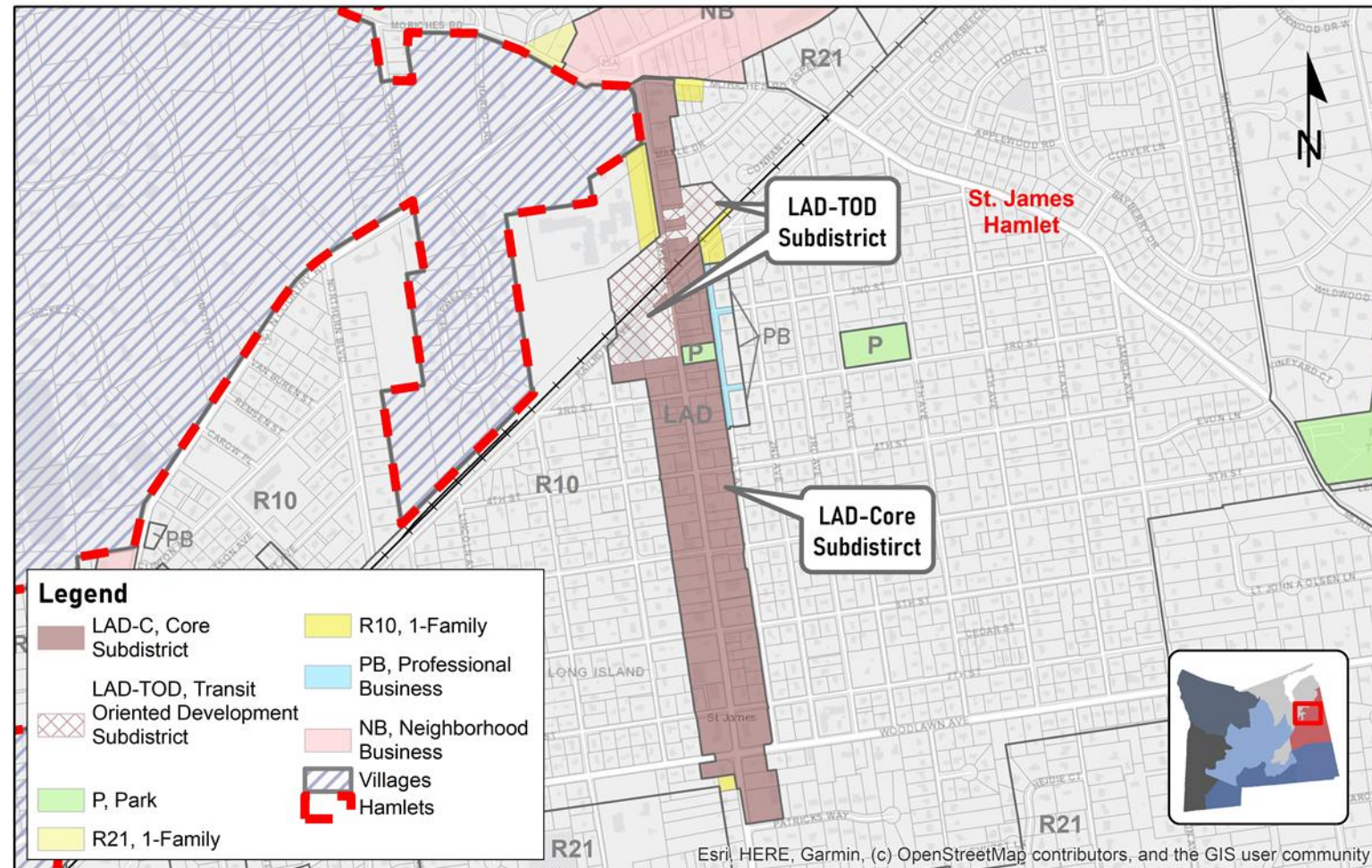
## Key Strategies

1. Rehabilitate and Redevelop
2. Encourage Transit Oriented Development
3. Encourage residential
4. Activate pedestrian realm
5. Placemaking/Maintain historic character
6. Encourage shared parking





# Downtown St. James

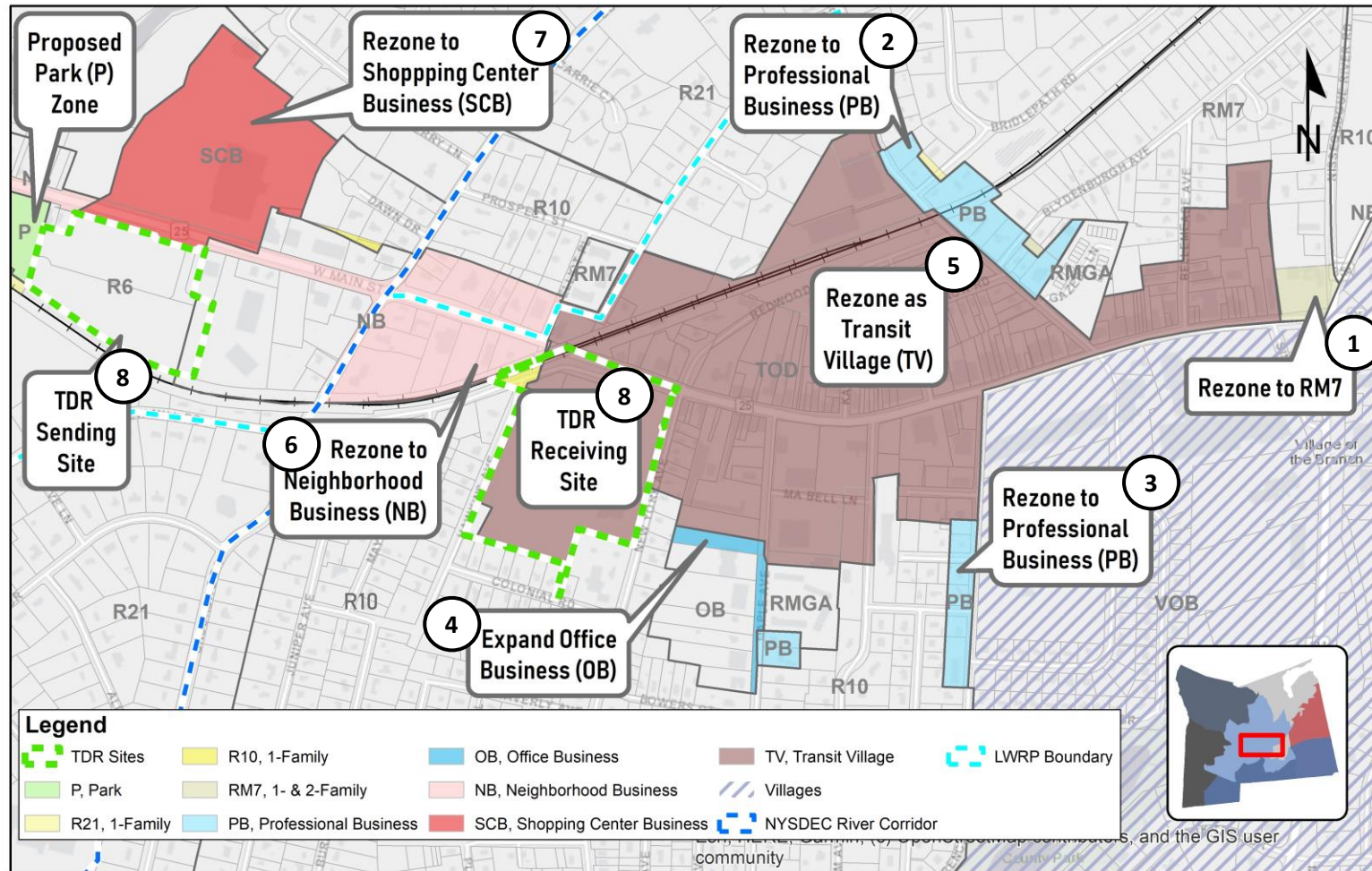


|                  | Central Business (CB)<br>Current Zoning | Lake Avenue District (LAD)           |                                     |
|------------------|-----------------------------------------|--------------------------------------|-------------------------------------|
|                  |                                         | LAD-TOD<br>Proposed Zoning           | LAD-Core (LAD-C)<br>Proposed Zoning |
| Permitted Uses   | Existing Schedule of Use Table          | See Proposed Schedule of Use Table   |                                     |
| Max Height       | 2.5 stories or 35 FT                    | 3 stories or 40 feet along rail line | 2.5 stories or 35 FT                |
| Lot Area         | Min. 5,000 SQFT                         | Min. 65,340 SQFT                     | Min 5,000 SQFT                      |
| Lot Frontage     | Min. 50 FT at setback line              | --                                   | --                                  |
| Lot Width        | Min. 40 FT road frontage                | Min. 40 FT road frontage             | Min. 40 FT road frontage            |
| Front            | Min. 10 FT                              | Min. 0 or 5 FT*<br>Min. 25 FT**      | Max. 15 FT                          |
| Rear             | Min. 50 FT                              | Min. 25 FT                           | Min. 25 FT                          |
| Side             | Min. 0 or 5 FT                          | Min. 0 or 5 FT                       | 0 or 5 FT                           |
| Screening        | See Section 322-20                      | See Section 322-20                   | See Section 322-20                  |
| Gross Floor Area | Max 60%                                 | --                                   | --                                  |
| Landscape Area   | Min. 5%                                 | Min. 5%                              | Min. 5%                             |

\*Fronting Lake Avenue  
\*\* Fronting 1st Avenue

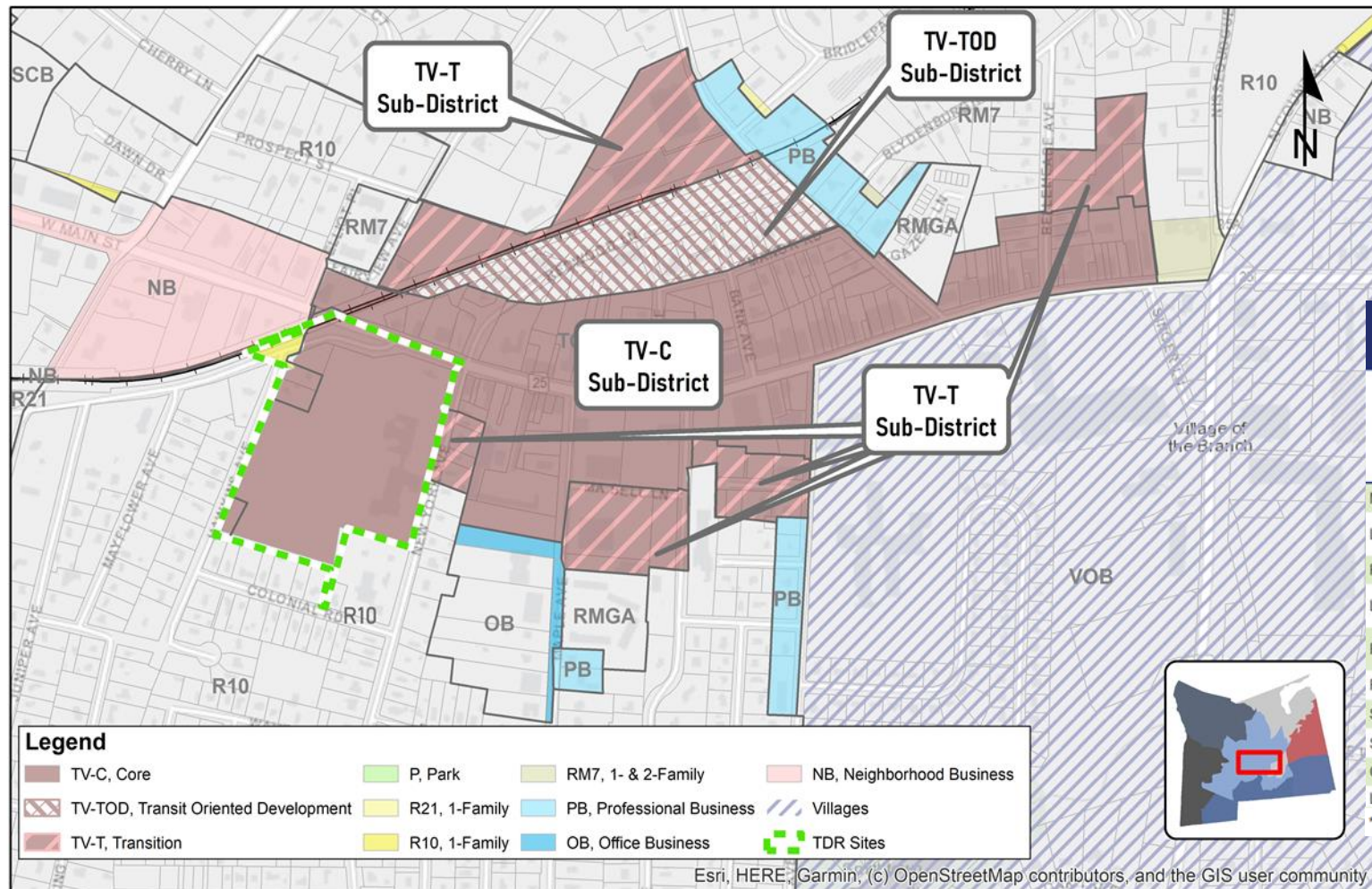


- 1. Rezone Presbyterian Church as residential to discourage redevelopment**
- 2. East side of Landing Ave as PB**
- 3. Rezone Lawrence Ave from OB to PB**
- 4. Rezone as Transit Village zone with three sub-districts**
- 5. Rezone west of RR as NB**
- 6. Right-zone shopping center as SCB**
- 7. TDR program – Breslin & NY Ave**





# Downtown Smithtown - TV



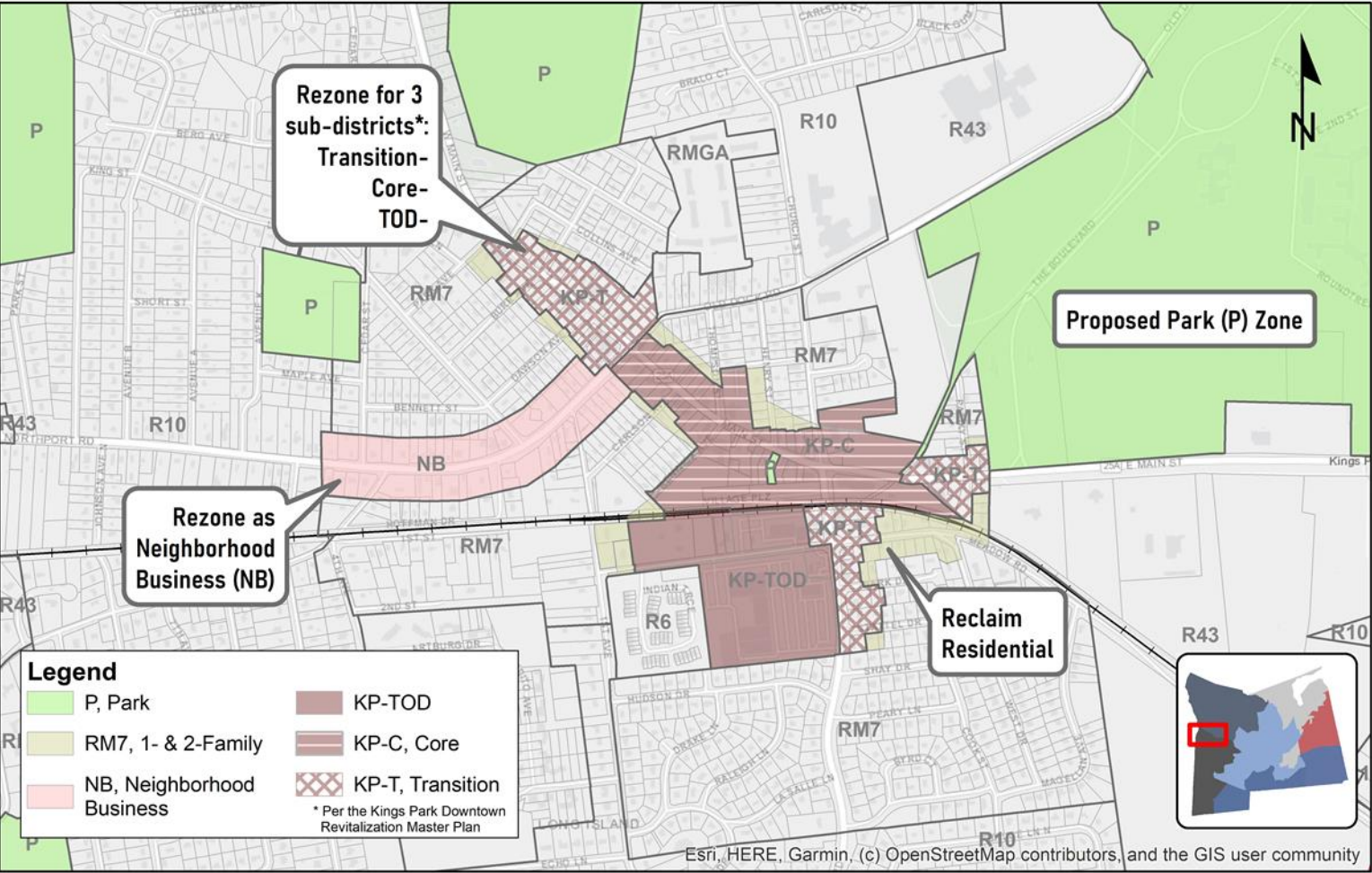
|                  | Central Business (CB)<br>Current Zoning | Transit Village (TV)               |                                   |                                         |
|------------------|-----------------------------------------|------------------------------------|-----------------------------------|-----------------------------------------|
|                  |                                         | TV-TOD<br>Proposed Zoning*         | TV-Core (TV-C)<br>Proposed Zoning | TV-Transition (TV-T)<br>Proposed Zoning |
| Permitted Uses   | Existing Schedule of Use Table          | See Proposed Schedule of Use Table |                                   |                                         |
| Max Height       | 2.5 stories or 35 FT                    | 3 stories or 45 FT                 | 40 FT                             | 2.5 stories or 35 FT                    |
| Lot Area         | Min. 5,000 SQFT                         | Min. 1 acre                        | Min. 5,000 SQFT                   | Min. 20,000 SQFT or 30,000 SQFT         |
| Road Frontage    | Min. 40 FT                              | Min. 150 FT                        | Min. 40 FT                        | Min. 40 FT                              |
| Lot Width        | Min. 50 FT at setback line              | --                                 | --                                | Min. 100 FT at setback line             |
| Front            | Min. 10 FT                              | Min. 10 FT<br>Max. 15 FT           | Max. 10 FT                        | Min. 10 FT                              |
| Rear*            | Min. 50 FT                              | Min. 10 FT                         | Min. 10 FT                        | Min. 20 FT                              |
| Side             | Min. 0 or 5 FT                          | Min. 5 FT                          | 0 FT                              | Min. 10 FT                              |
| Screening        | See Section 322-20                      | See Section 322-20                 | See Section 322-20                | See Section 322-20                      |
| Gross Floor Area | Max 60%                                 | --                                 | --                                | --                                      |
| Landscape Area   | Min. 5%                                 | Min. 5%                            | Min. 5%                           | Min. 20%                                |

\*Rear setback shall be 50 feet on lots adjacent to a residential zone.



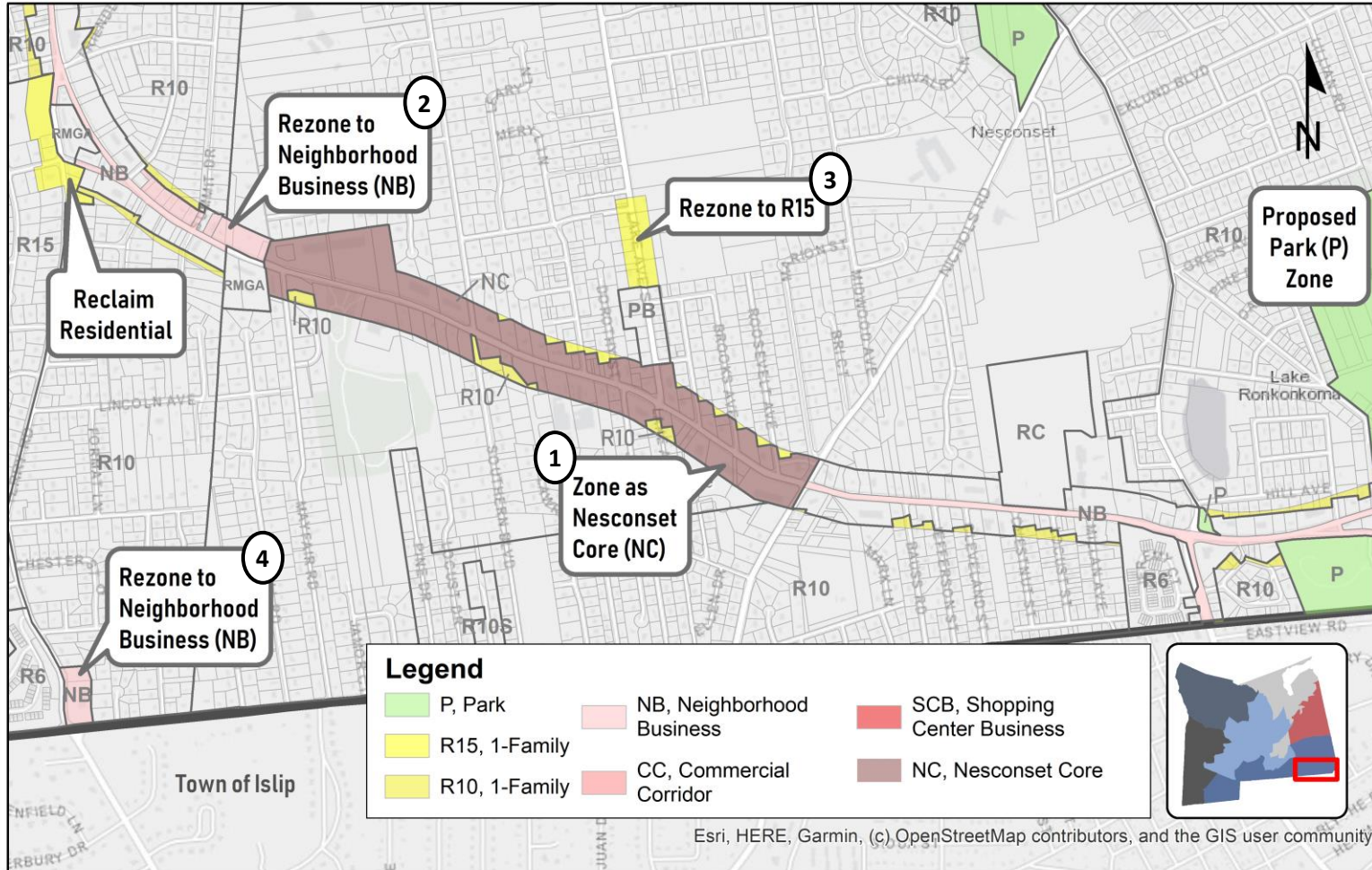
# Downtown Kings Park

Map and bulk standards based on the recommendations of the “Kings Park Downtown Revitalization Master Plan”



|                  | Central Business (CB)<br>Current Zoning | Downtown Kings Park (D-KP)<br>Proposed Zoning |                                         |
|------------------|-----------------------------------------|-----------------------------------------------|-----------------------------------------|
|                  |                                         | Downtown Core<br>Proposed Zoning              | Downtown Transition)<br>Proposed Zoning |
| Permitted Uses   | Existing Schedule of Use Table          | See Proposed Schedule of Use Table            |                                         |
| Max Height       | 2.5 stories or 35 FT                    | 3 stories or 40 feet                          | 2.5 stories or 35 FT                    |
| Lot Area         | Min. 5,000 SQFT                         | Min. 5,000 SQFT                               | Min 7,500 SQFT                          |
| Lot Frontage     | Min. 50 FT at setback line              | --                                            | --                                      |
| Lot Width        | Min. 40 FT road frontage                | Min. 50 FT                                    | Min. 100 FT                             |
| Front            | Min. 10 FT                              | Min. 10 FT                                    | Max. 10 FT                              |
| Rear             | Min. 50 FT                              | Min. 10 FT                                    | Min. 20 FT                              |
| Side             | Min. 0 or 5 FT                          | Min. 0 FT                                     | 10 FT                                   |
| Screening        | See Section 322-20                      | See Section 322-20                            | See Section 322-20                      |
| Gross Floor Area | Max 60%                                 | --                                            | --                                      |
| Landscape Area   | Min. 5%                                 | --                                            | --                                      |

# Nesconset Core



1. Rezone portions from NB, SCB, PB to Nesconset Core (NC). NC zone intended to combine land use policies of both a traditional downtown and neighborhood business area
2. Zone remainder of corridor NB including portions that were PB
3. “Right-zone” PB/residential area





## Commercial Land Use Categories

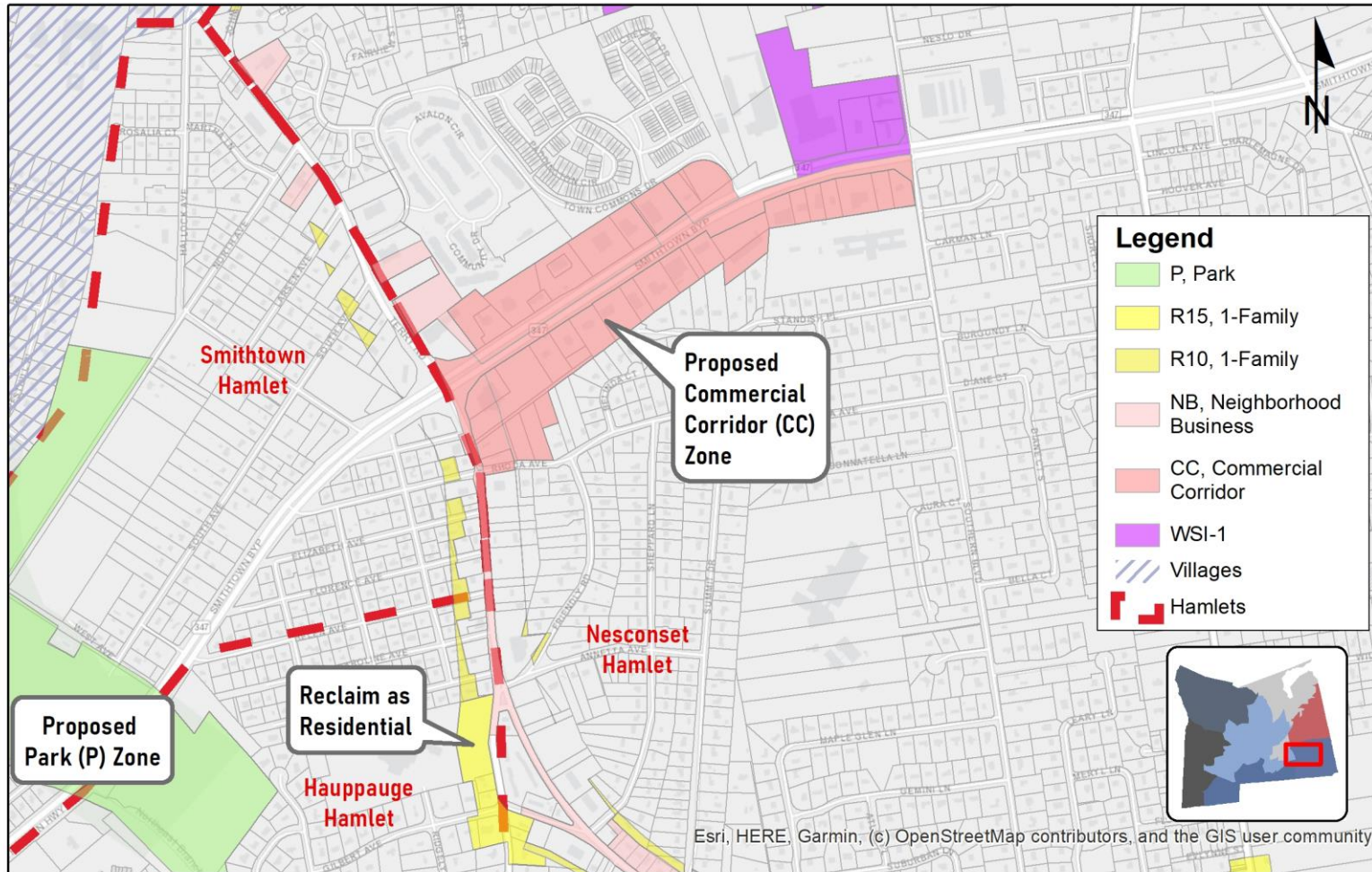
| Proposed Land Use Category                           | Existing Land Use Category                                                                                                                                                                                               |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retail Sales                                         | Retail establishment not otherwise listed herein                                                                                                                                                                         |
| ✓ Retail Services                                    | Appliance, office machine or furniture repair<br>Bank<br>Shipping center                                                                                                                                                 |
| ✓ Personal Services                                  | Barbershop or similar personal service shop<br>Coin-operated laundromat<br>Health spa<br>Shoe repair, tailoring, or dressmaking                                                                                          |
| Commercial Entertainment                             | Billiard hall<br>Bowling alley<br>Game center<br>Theater                                                                                                                                                                 |
| ✓ Commercial Public Recreation (indoors or outdoors) | Commercial public recreation not otherwise listed herein<br>Golf course or country club<br>Outdoor golf driving range/miniature golf<br>Shooting range<br>Skating rink<br>Swimming or boat club<br>Tennis or raquet club |

\* all other existing land use categories to remain

## Changes to NB Zone

- Modify the current NB Zone District to better reflect its stated intent.
- **Recommendations**
  - Expand Neighborhood Business (NB) zone boundaries where appropriate to reflect existing conditions
  - Simplify the regulated land uses in the Table of Use Regulations (see left) and permit the following in NB zone:
    - Retail Services
    - Personal services
    - Commercial public recreation
    - Food retail



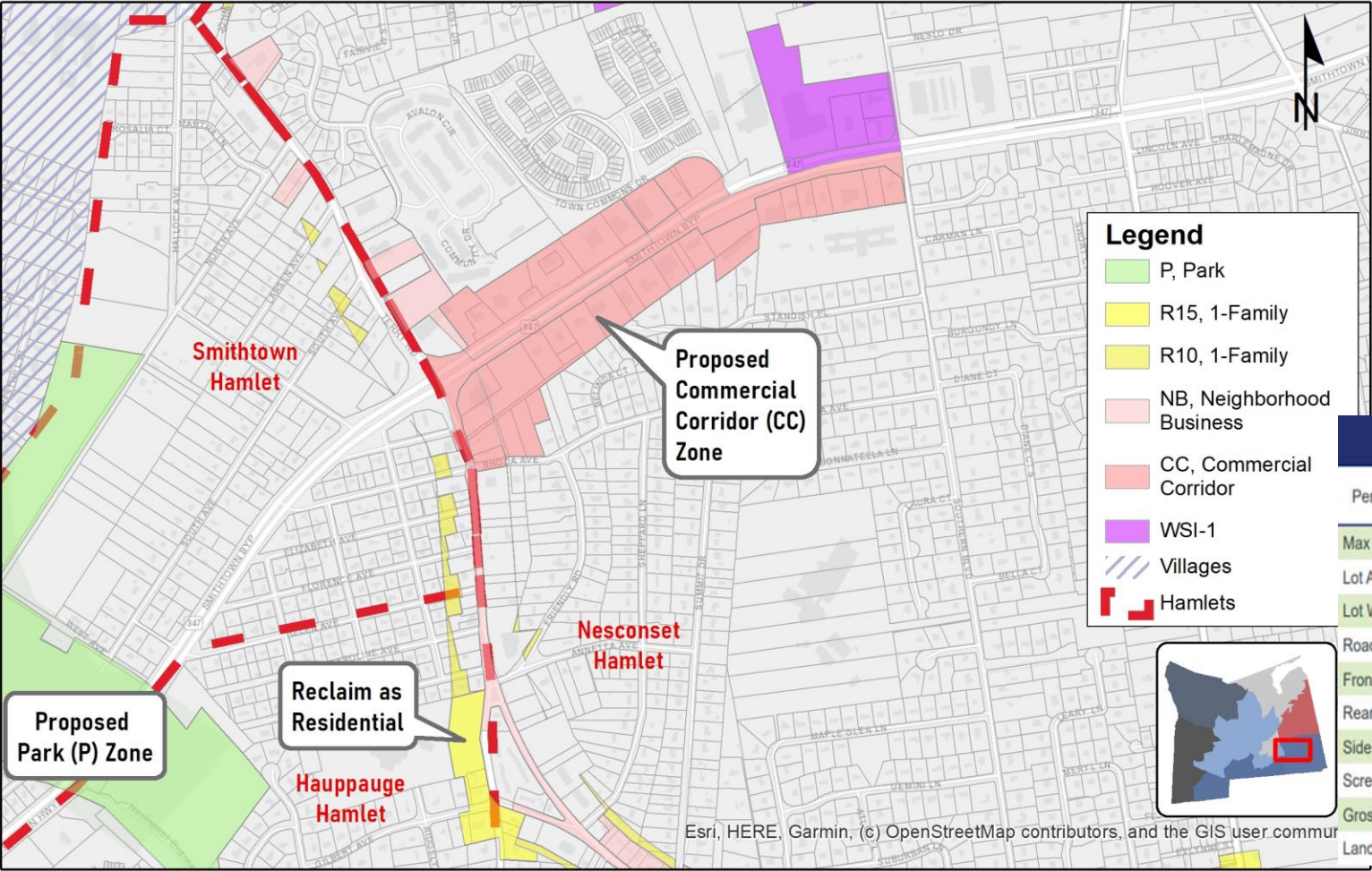


# Commercial Corridor (CC) Zone

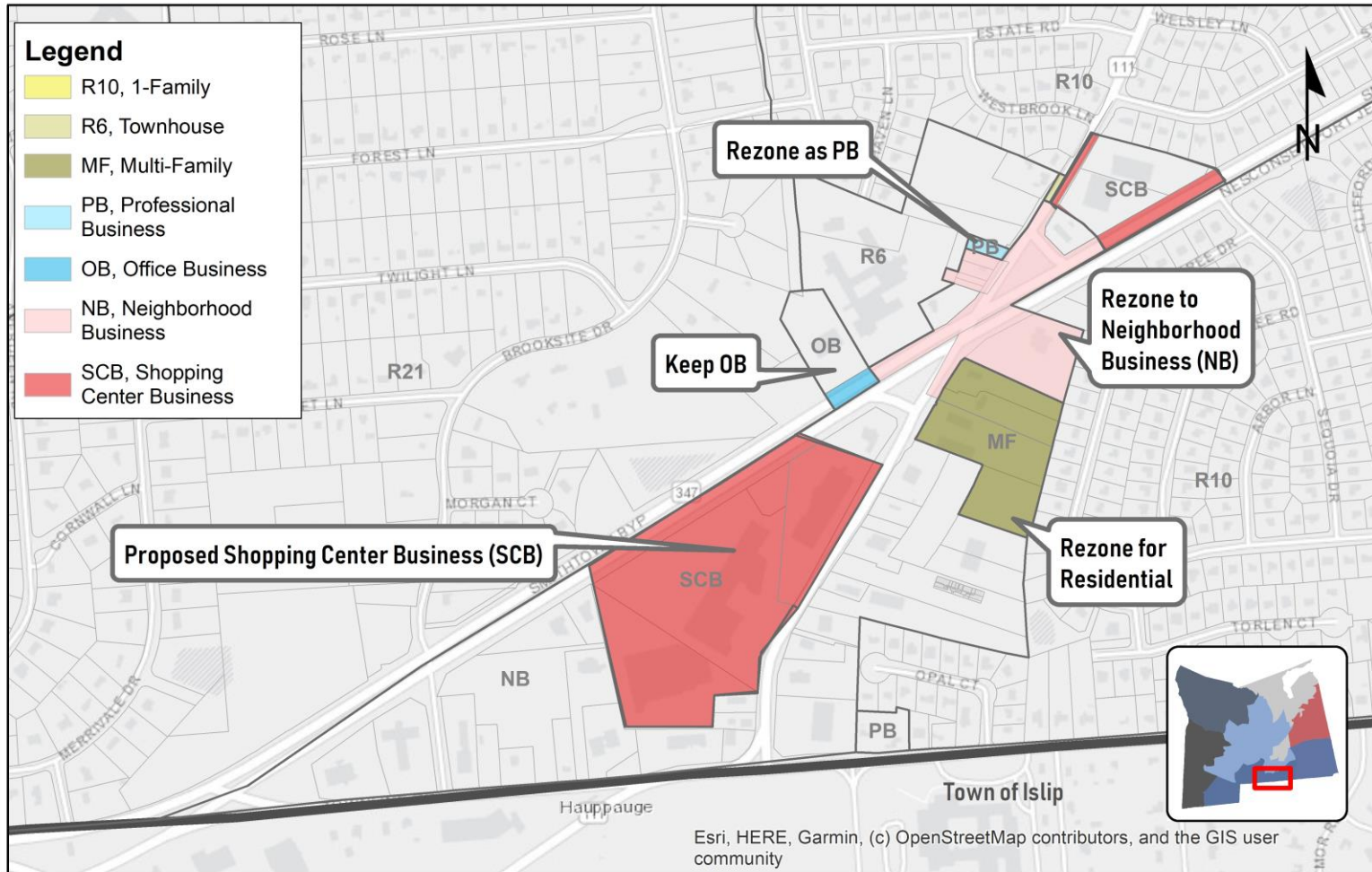
- Rezone portions of Smithtown Bypass from Terry Road to Southern Boulevard Commercial Corridor zone
- Intent of new CC zone is geared towards an auto-dominated corridor
- Hybrid between WSI & NB zones:
  - Permits contractor showrooms, filling stations, hotels/motels (TB), personal services, retail services, and restaurants
  - does not permit residential, retail shops, repair garages, commercial public recreation, or outdoor storage



# Commercial Corridor (CC) Zone



|                  | Wholesale & Service Industry (WSI)<br>Current Zoning | Light Industrial (LI)<br>Current Zoning | Commercial Corridor (CC)<br>Proposed Zoning |
|------------------|------------------------------------------------------|-----------------------------------------|---------------------------------------------|
| Permitted Uses   | Existing Schedule of Use Table                       | Existing Schedule of Use Table          | See Proposed Schedule of Use Table          |
| Max Height       | 2.5 stories or 35 FT                                 | 2.5 stories or 35 FT                    | 2.5 stories or 35 FT                        |
| Lot Area         | Min. 20,000 SQFT                                     | Min. 80,000 SQFT                        | Min 15,000 SQFT                             |
| Lot Width        | Min. 100 FT setback line                             | Min. 100 FT setback line                | --                                          |
| Road Frontage    | Min. 50 FT road frontage                             | Min. 50 FT road frontage                | Min. 50 FT                                  |
| Front            | Min. 50 FT                                           | Min. 50 FT                              | Min. 30 FT                                  |
| Rear             | Min. 50 FT                                           | Min. 50 FT                              | Min. 50 FT                                  |
| Side             | Min. 5 or 15 FT                                      | Min. 20 or 40 FT                        | Min. 5 or 15 FT                             |
| Screening        | See Section 322-20                                   | See Section 322-20                      | See Section 322-20                          |
| Gross Floor Area | Max 50%                                              | Max 43%                                 | Max 43%                                     |
| Landscape Area   | Min. 8%                                              | Min. 18%                                | Min. 18%                                    |



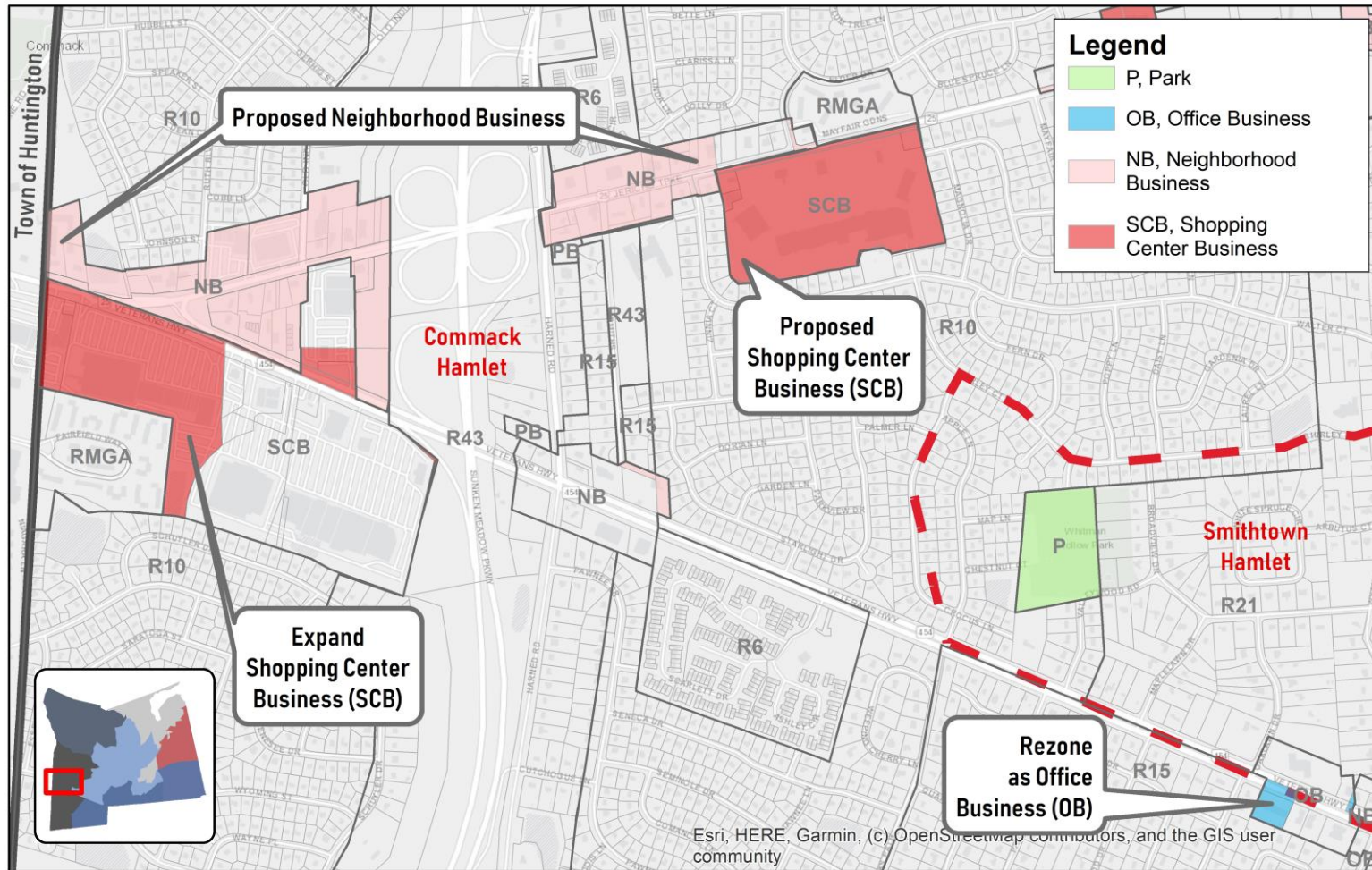
# Route 111

- Rezone shopping centers from NB to SCB
- Right-zone to conform with existing office and commercial conditions
- Introduce Multi-family zone along the east side of Route 111









# Commack Corners

- Right-zone to conform with existing conditions



# Industrial

---

**5.21%** of acreage is industrial

**Changes recommended for LIO zone per RPA Report**

**Substantial changes proposed for Wholesale and Service Industry (WSI) zone**



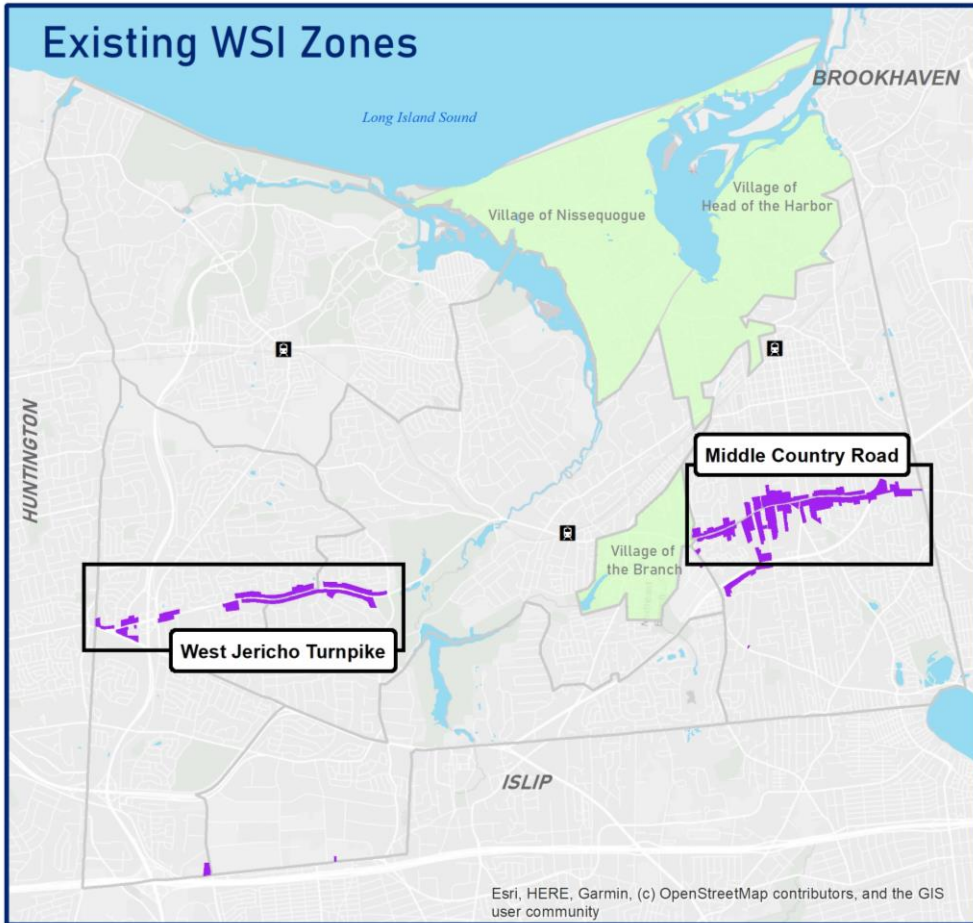


# Long Island Innovation Park at Hauppauge

*Recommendations are from “Hauppauge Industrial Park Regional Competitiveness and Growth Strategies” report prepared by the Regional Plan Association (RPA), April 2019*

## Recommendations made to the Hauppauge Industrial Park

- Expand list of use groups to include personal service, entertainment retail and accessory retail shops for factories
- Adopt a mixed use overlay zone for specifically designated areas of the Industrial Park
- Allow microbreweries, bars, theatres , daycare, laundromats
- Adopt an FAR to remain at 0.42 but offer 0.5 as a bonus in exchange for committing to pre-identified improvements, aligned with the Industrial Park objectives
- Amend the LIO district regulations to reduce minimum yard dimensions to allow building configurations compatible with a more pedestrian friendly right of way
- Examine reducing parking ratios for select uses within the overlay. In RPA’s experience the ratios could be reduced approximately by half: 2-3 spaces for every 1,000 square feet in the case of research facilities, and 6 spaces for retail and restaurants and retain sufficient parking for employees.



#### Legend

Existing WSI Zone Districts

# Changes to WSI Zones

- Recommendations

- WSI zone along West Jericho Turnpike should be renamed to WSI-1 zone and prohibit motor vehicle sales
- Middle Country Road should be rezoned as WSI-2, allowing for motor vehicle showrooms
- Prohibit Restaurants but permit Food Retail in both WSI-1 and WSI-2 zones (see next slide)



# Restaurant versus Food Retail

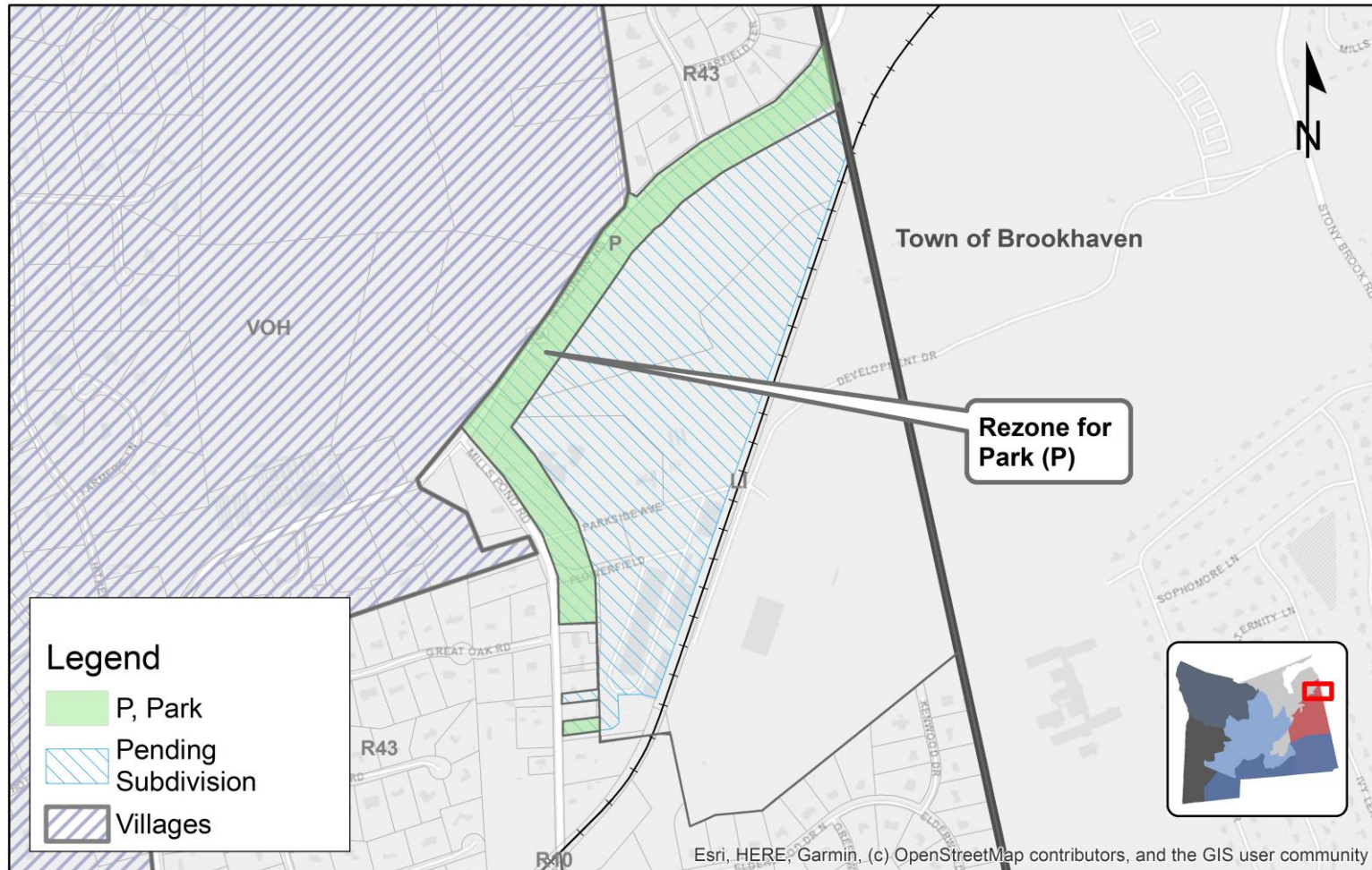
---

## Restaurant

- An eating establishment in which food and/or beverages are prepared and served to patrons seated at tables and/or counters inside the building. A tavern, bar, or inn may be considered an accessory use to the restaurant. An “outdoor dining area” shall be permitted as accessory use to the restaurant.

## Food Retail

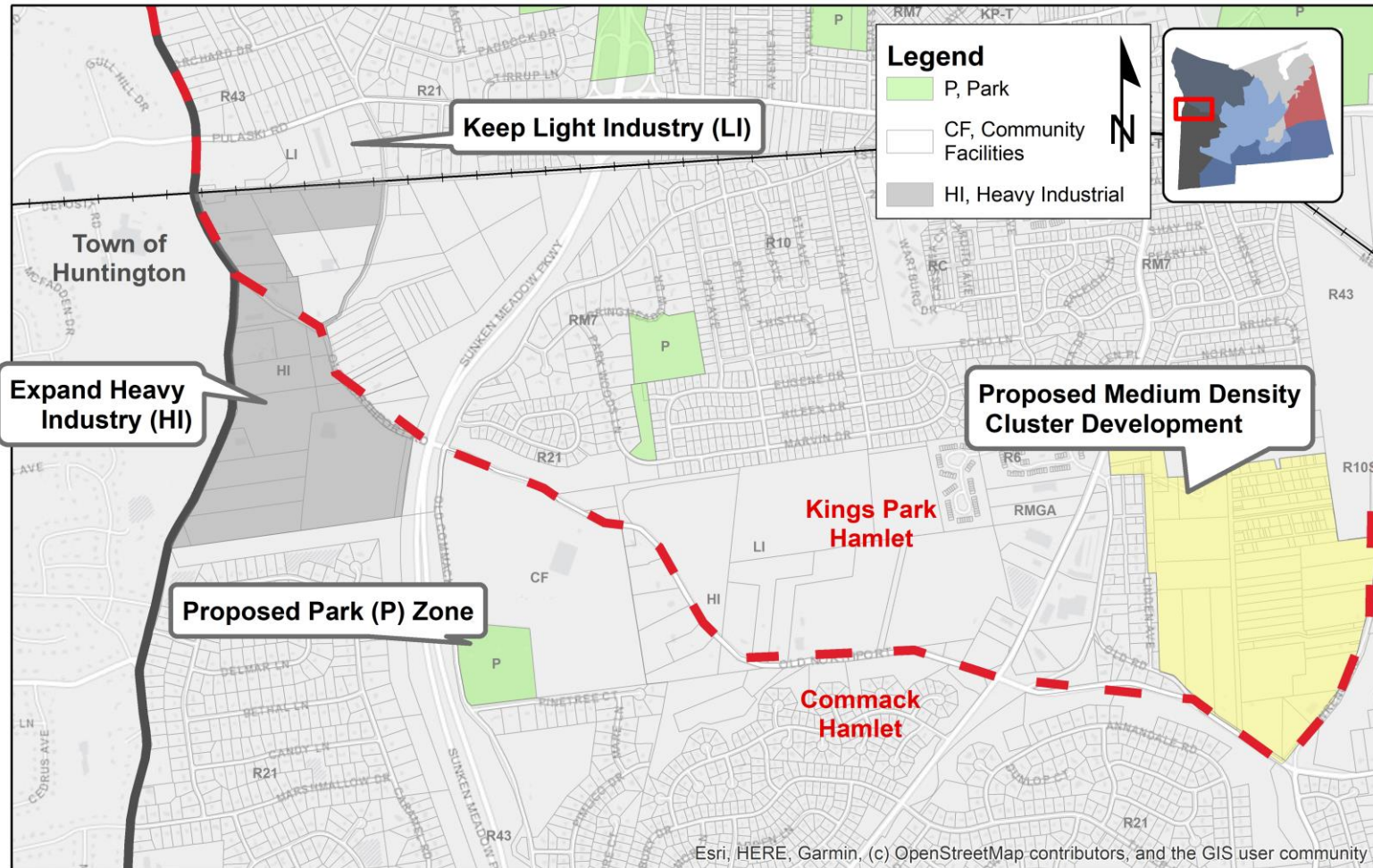
- An eating establishment where the preparation and sale of food and/or beverages are served to patrons in a ready-to-consume state, primarily off the premises, where orders are generally not taken at the customers’ tables but at a counter, and where food is wrapped in disposable wrapping containers. Seats may be provided for on-site consumption and/or customer waiting.



# Gyrodyne

- 74.98-acre area known as “Gyrodyne” undergoing Town review for a subdivision creating 6 industrial lots and a 7<sup>th</sup> lot consisting of open space and a sewage treatment plant
- Recommendation
  - Rezone 200 ft buffer for Park (P) zone





# Old Northport Road

- “Right-zone” heavy industry properties
- Recent and proposed projects may change future land uses in this area
  - Solar Farm, OWPF siting
- Recommendation
  - Continue to monitor the Heavy Industry (HI) zone in the area around Old Northport Road for potential change

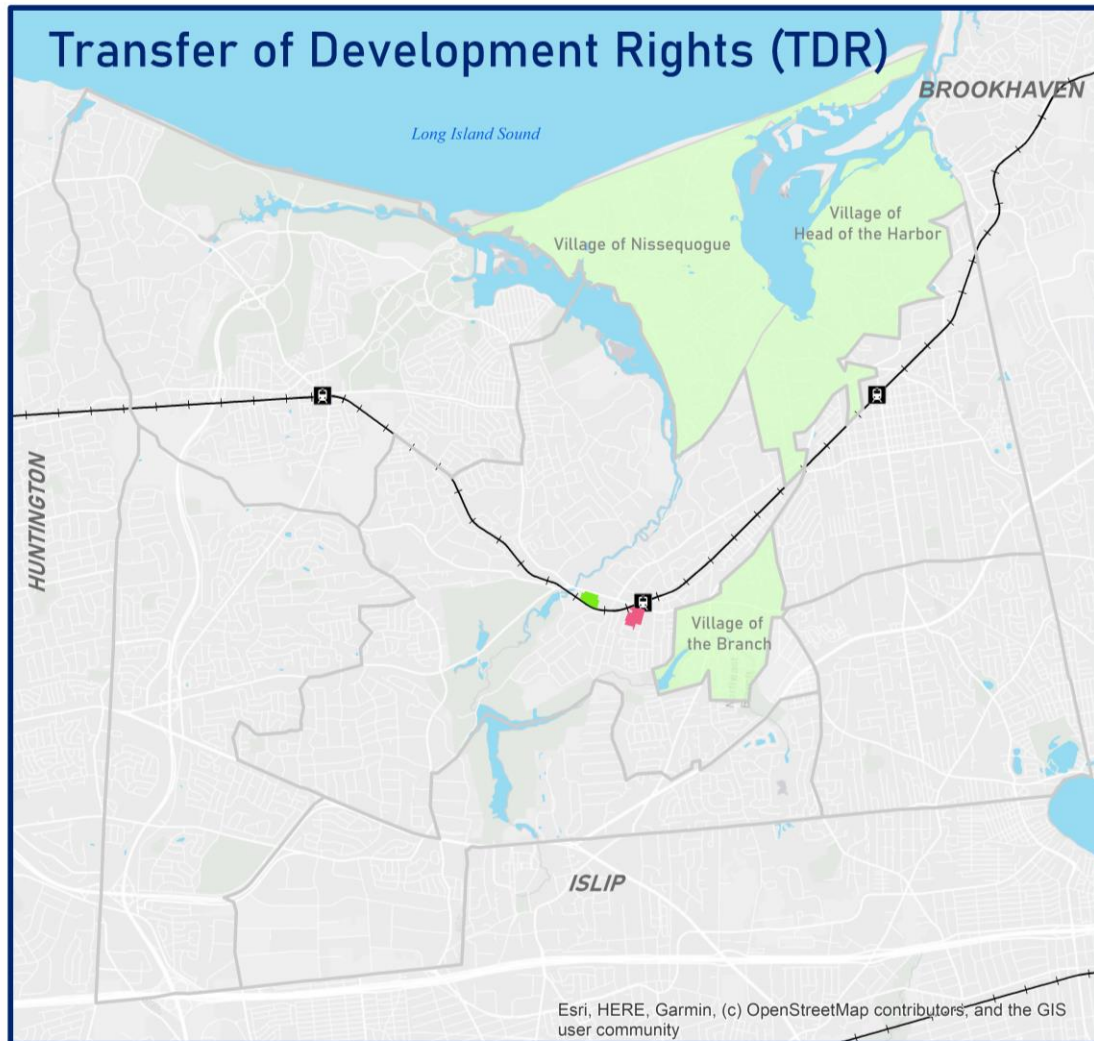
# Future Land Uses (Other)

*\*When asked should the Town encourage or discourage the following types of potential development?*

|                    | Strongly Encourage / Encourage | Neutral / No Opinion | Discourage / Strongly Discourage |
|--------------------|--------------------------------|----------------------|----------------------------------|
| Agriculture        | 70%                            | 22%                  | 7%                               |
| Institutional Uses | 57%                            | 33%                  | 10%                              |

## 1. Introduce a new Park (P) zone





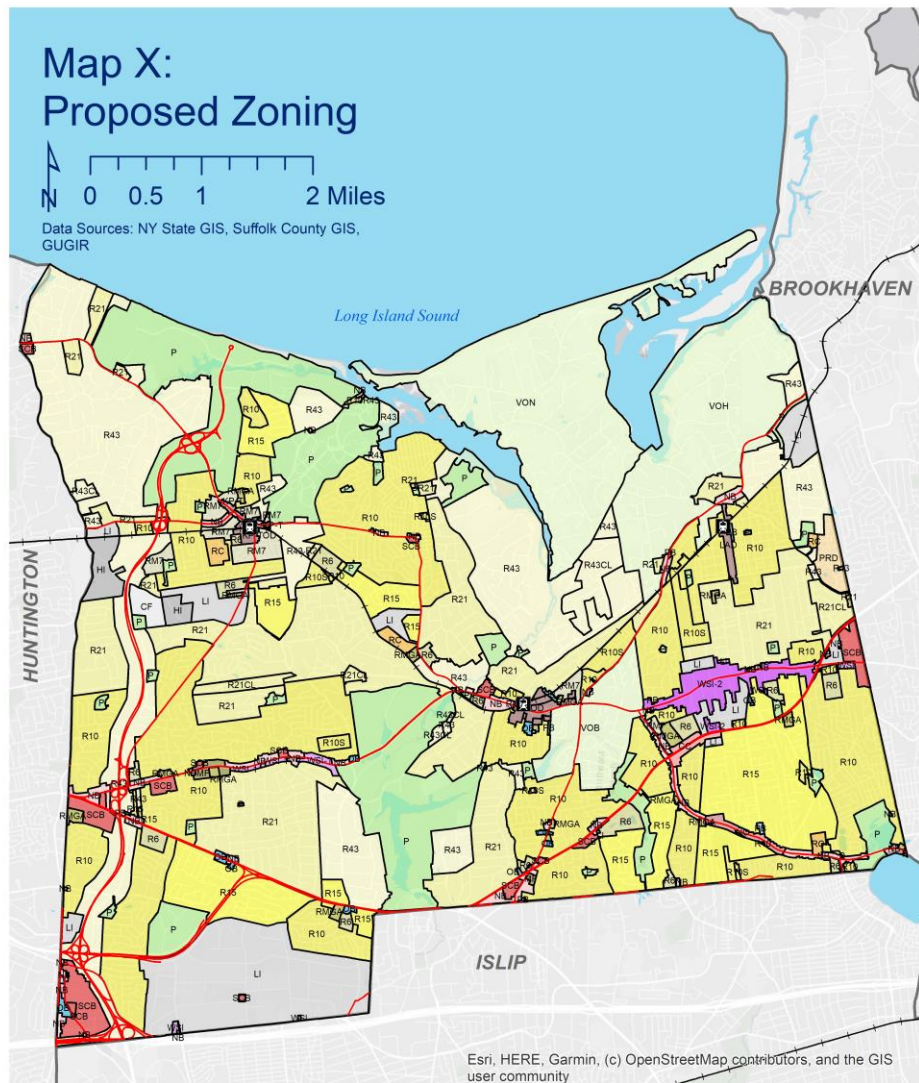
#### Legend

■ Sending District ■ Receiving District

## TDR

Create a Transfer of Development Rights (TDR) program in accordance with NYS Town Law

- Breslin Property / NY Ave School



# Future Land Use Plan

**Table X: Future Land Use Plan**

| Land Use                | Existing                                                                                                                                                                                                                                                                                                                                 | Proposed                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential             | 1-acre One-Family Residential (R-43/R-43CL)<br>½ acre One-Family Residential (R-21/R-21CL)<br>One-Family Residential (R-15)<br>¼-acre One-Family Residential (R-10/R-10S)<br>One- and Two-Family Residential (RM-7)<br>Townhouse (R-6)<br>Planned Residential Development (PRD)<br>Retirement Community (RC)<br>Garden Apartment (RM-GA) | 1-acre One-Family Residential (R-43/R-43CL)<br>½ acre One-Family Residential (R-21/R-21CL)<br>One-Family Residential (R-15)<br>¼-acre One-Family Residential (R-10/R-10S)<br>One- and Two-Family Residential (RM-7)<br>Townhouse (R-6)<br>Planned Residential Development (PRD)<br>Retirement Community (RC)<br>Garden Apartment (RM-GA)<br>Multi-Family (MF) |
| Commercial/<br>Business | Professional Business (PB)<br>Office Business (OB)<br>Shopping Center Business (SCB)<br>Neighborhood Business (NB)<br>Central Business (CB)                                                                                                                                                                                              | Professional Business (PB)<br>Office Business (OB)<br>Shopping Center Business (SCB)<br>Neighborhood Business (NB)<br>Commercial Corridor (CC)<br>Nesconset Core (NC)<br>Kings Park Core (KP-C)<br>Kings Park Transit Oriented Development (KP-TOD)<br>Kings Park Transition (KP-T)<br>Transit Village (TV)<br>Lake Avenue District (LAD)                     |
| Industrial              | Wholesale and Service Industry (WSI)<br>Light Industry (LI)<br>Heavy Industry (HI)                                                                                                                                                                                                                                                       | Wholesale and Service Industry (WSI-1)<br>Wholesale and Service Industry (WSI-2)<br>Light Industry (LI)<br>Heavy Industry (HI)                                                                                                                                                                                                                                |
| Special Purpose         | Community Facility (CF)                                                                                                                                                                                                                                                                                                                  | Community Facility (CF)<br>Park (P)                                                                                                                                                                                                                                                                                                                           |
| Overlay                 | Overlay (O) Districts<br>Hauppauge Industrial Park Overlay District                                                                                                                                                                                                                                                                      | Overlay (O) Districts<br>Hauppauge Industrial Park Overlay District                                                                                                                                                                                                                                                                                           |



# Key Land Use Recommendations

---



**Amend zoning regulations, for ease of use and for a change in permitted uses, as appropriate**



**Consider establishing a Transfer of Development Rights (TDR ) program**



**Encourage diversity of housing stock in appropriate locations**



**Maintain existing single-family neighborhoods**



**Provide for mixed-use structures, where appropriate**



**Encourage Transit Oriented development near train stations**

# Transportation Issues



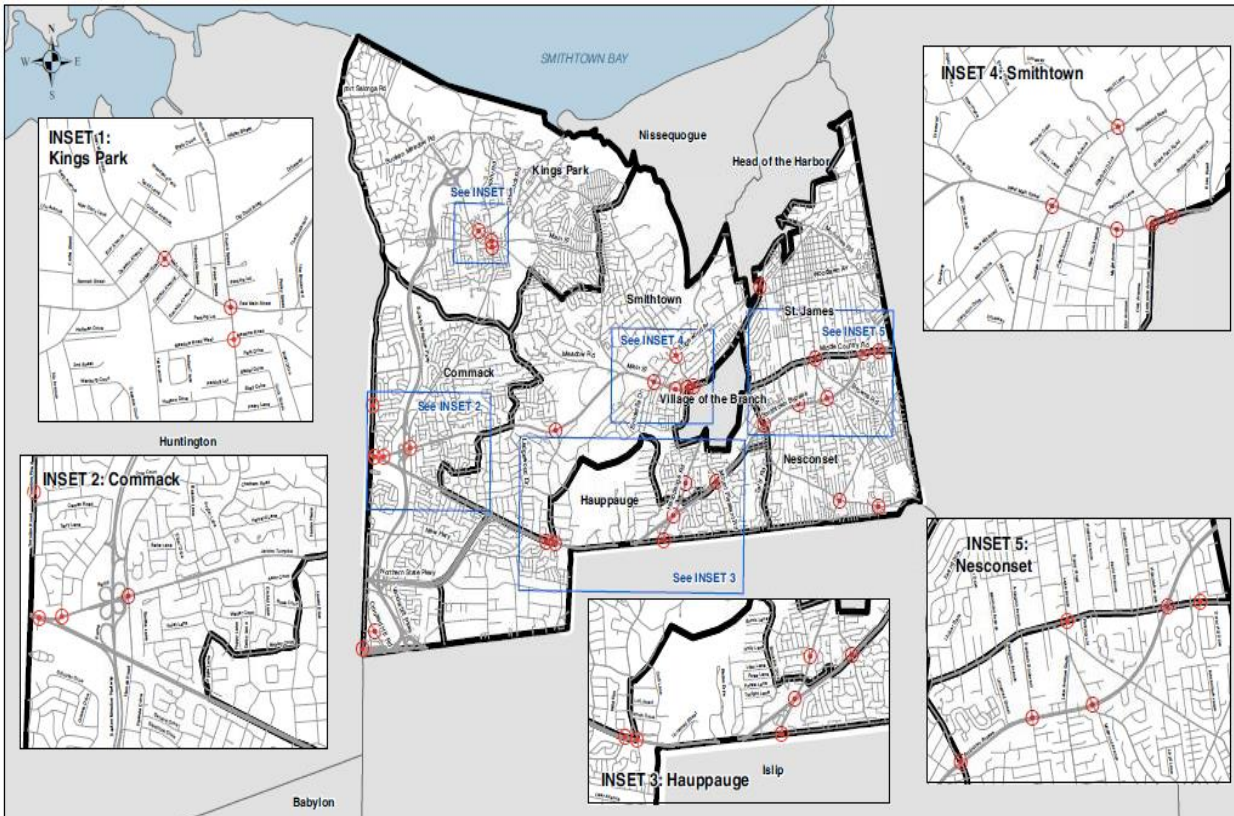
## TRAFFIC

**58% VERY IMPORTANT**  
**RATED 4<sup>TH</sup> MOST IMPORTANT**  
**ISSUE FACING SMITHTOWN**



## BICYCLE + PEDESTRIAN SAFETY

**56% VERY IMPORTANT**  
**RATED 5<sup>TH</sup> MOST IMPORTANT**  
**ISSUE FACING SMITHTOWN**



NOTE: Map prepared by AKRF, Inc. for the Town of Smithtown. High crash locations are intersections with 15+ crashes from 2016 to 2018

High Crash Locations in the Town of Smithtown



# Improving Mobility

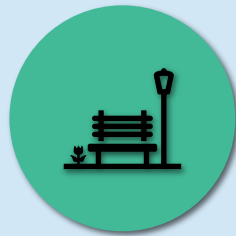
*\*When asked how Smithtown should improve mobility?*



**IMPROVE  
BIKING AND  
WALKING  
CONDITIONS**  
(75%)



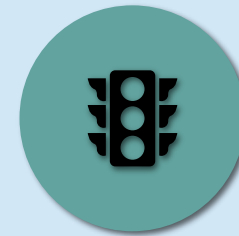
**ADD MORE  
PARKING IN THE  
DOWNTOWN**  
(59%)



**ADD MORE  
STREETSCAPE  
AMENITIES**  
(51%)



**MAKE IT EASIER  
TO DRIVE  
AROUND**  
(47%)



**IMPROVE  
TECHNOLOGY –  
I.E. BETTER  
TRAFFIC  
LIGHTS/SIGNAL  
TIMING**  
(43%)

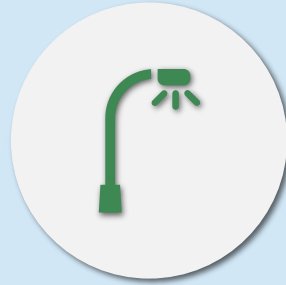
# Transportation New Trends/Issues

- Traffic congestion
- Road safety for all users
- Bike and pedestrian mobility
- Walkable commercial areas
- Better train and bus schedules





# Key Transportation Recommendations



**MAINTAIN A SAFE  
TRANSPORTATION  
NETWORK**



**IMPROVE BUS SERVICE**



**REMEDY CONGESTED  
INTERSECTIONS**



**ENHANCE PEDESTRIAN  
ACCESSIBILITY**



**PROMOTE ACTIVE  
LIFESTYLES**



**BETTER LIRR SERVICE**



**Legend**

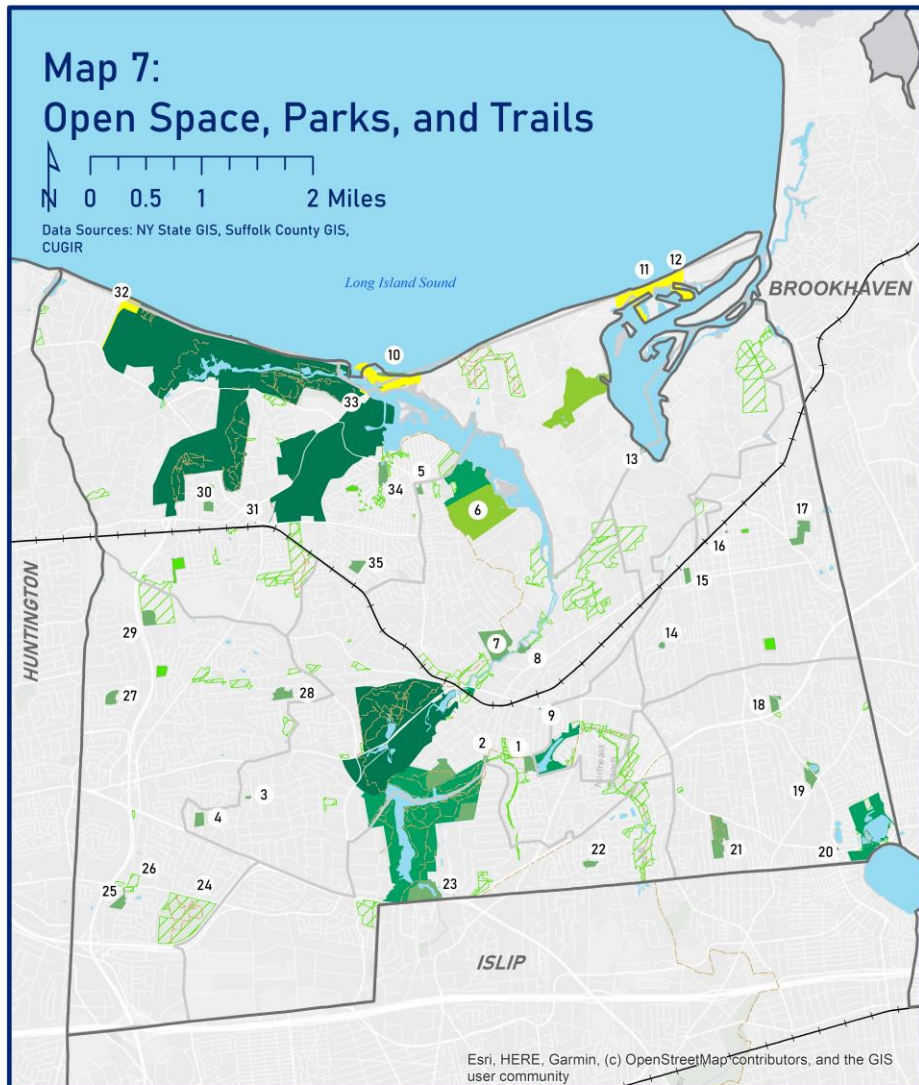
- |                                                                                     |             |                                                                                     |                      |
|-------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------|----------------------|
|  | Firehouse   |  | Municipal Facilities |
|  | Library     |  | County Facilities    |
|  | Post Office |                                                                                     |                      |

# Community Facility Issues

Discussed as three (3) areas:

1. Parks, Recreation and Open Space
2. Historic and Cultural Resources
3. Community Facilities and Services

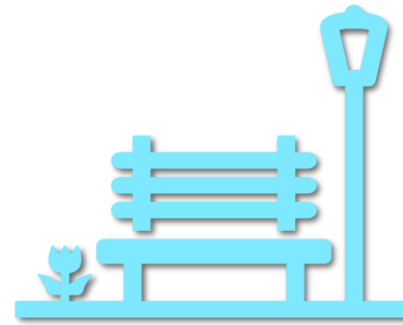




#### Legend

- |                                          |                                    |                               |                                   |
|------------------------------------------|------------------------------------|-------------------------------|-----------------------------------|
| Yellow square: Town Beach                | 1. Robert Brady Park               | 13. Cordwood Park             | 25. Valmont Park                  |
| Light green square: Undeveloped Parkland | 2. Brookside Park                  | 14. East Hills Park           | 26. Harned Sawmill                |
| Light green square: Town Park            | 3. Laurel Drive Park               | 15. Gaynor Park               | 27. Burr Winkle Park              |
| Dark green square: County Park           | 4. Whitman Hollow Park             | 16. Burke Park                | 28. Morewood Park                 |
| Very dark green square: State Park       | 5. San Remo Community Park         | 17. Veterans Memorial Park    | 29. Daniel J. Flynn Memorial Park |
| Thin yellow line: Golf                   | 6. Smithtown Landing Country Club  | 18. Sprofera Park             | 30. Kings Park Memorial Park      |
| Thin yellow line: Preserve               | 7. Sweetbriar Park Nature Preserve | 19. Gibbs Pond/Andreoli Park  | 31. Savatt Park                   |
| Thin yellow line: Trails                 | 8. Peter Nowick Sr. Memorial Park  | 20. 9/11 Memorial Park        | 32. Callahans Beach Park          |
|                                          | 9. Veteran's Park Plaza            | 21. Charles P. Toner Park     | 33. Kings Park Bluff              |
|                                          | 10. Short Beach                    | 22. Pine Cone Woods Park      | 34. Harrison Pond Park            |
|                                          | 11. Long Beach                     | 23. Bill Richards Park        | 35. Cy Donnelly Park              |
|                                          | 12. Schubert's Beach               | 24. Hoyt Farm Nature Preserve |                                   |

# Open Space & Rec Issues



## CONDITION OF PARKS AND RECREATION

**66% VERY IMPORTANT**

**RATED 2<sup>ND</sup> MOST IMPORTANT  
ISSUE FACING SMITHTOWN**



## ACCESS TO PARKS + RECREATION ACTIVITIES & ENVIRONMENTAL QUALITY/PROTECTION

**61% VERY IMPORTANT**

**RATED 3<sup>RD</sup> MOST IMPORTANT ISSUE  
FACING SMITHTOWN**

# Park Metrics

---

## **Acres per Capita**

- 8.5 acres of parkland per 1,000 residents (National Recreation and Park Association (NRPA) standard)
- Deficit of Town-owned parkland alone (764 acres of parkland across 30+ parks; 6.5 acres per 1,000 residents)
- Surplus when accounting for Town, County-, and State-owned parks

## **Facilities per Capita**

- The types of park facilities, the amenities they provide, and their distribution have been and remain very important to Town of Smithtown residents

## **Building Square Footage per Capita Metric**

- Explore opportunities for a community center or recreation center

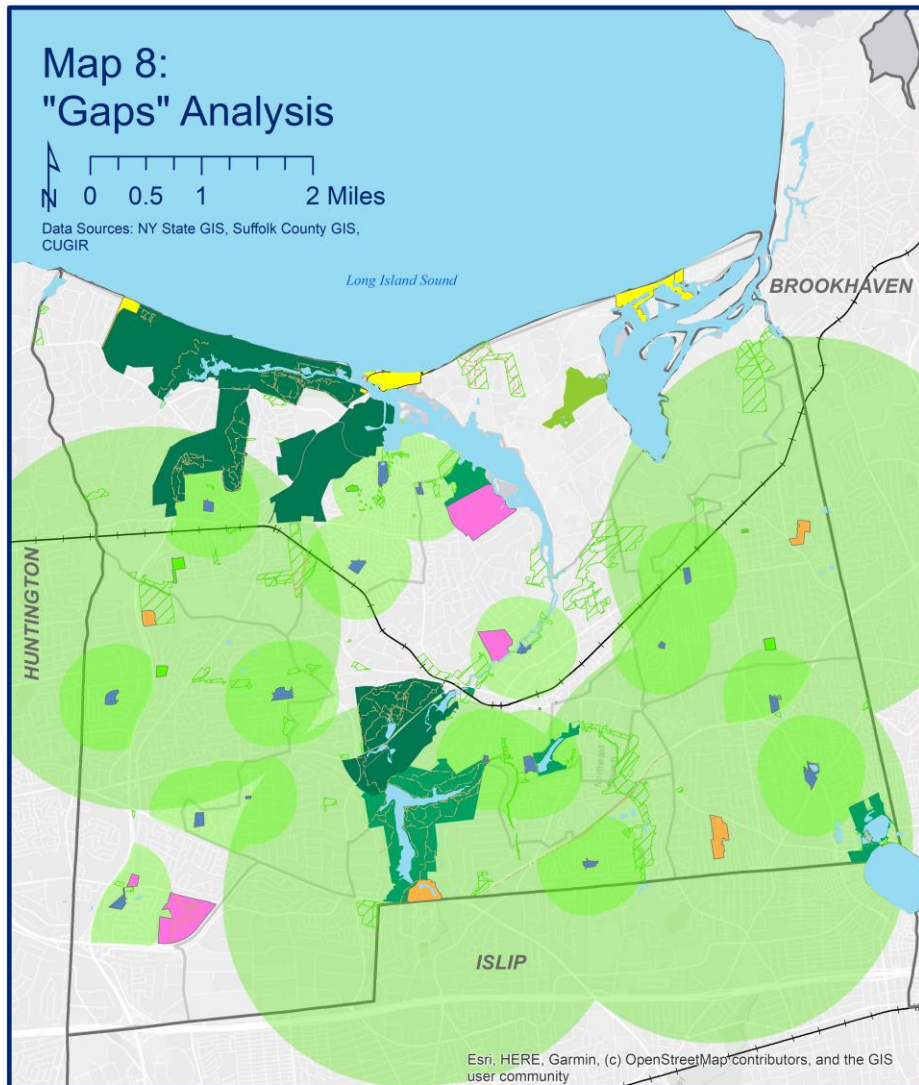
## **Access**

- Access to Town-owned parks ([see next slide](#))

## **Quality of Facilities & Experience**

- Ensure park maintenance and diversity of park amenities ([see following slide](#))





#### Legend



# Access to Town Parks

- **Special Purpose Parks & Town Beaches –**
  - Serve Town-wide population
- **Neighborhood Parks –**
  - Serve population within a half-mile
- **Community Parks –**
  - Serve population within 2-miles
- **Conclusions**
  - Majority of neighborhoods have adequate access to parks
  - Need to fill in few gaps, where they exist

# Quality of Facilities

Common answers for why residents go to parks, per survey results:

- use of beaches and boardwalk (19%)
- walking/running (17%)
- use of playgrounds and swings (12%)

Town should enhance existing park amenities by:

- Adding additional and maintaining existing play elements like swing sets and jungle gyms
- Attracting residents who use parks for walking/running and enhance this popular activity through building and improving trails and installing of Fitness Zones.
- Examining why users may not frequently use a facility, such as a lack of public comfort stations (i.e. restrooms)

|            |                                 | Baseball Fields | Basketball Courts | Bathing Beaches | Benches | Boardwalk | Boat Ramp | Canoeing | Dog Park | Fish Placoe | Football | Fresh Water Fishing | Golf Course | Horse Ball Courts | Horse Shoe Pits | Kiddie Climbing Toys | Lacrosse | Marina | Memorial/ |
|------------|---------------------------------|-----------------|-------------------|-----------------|---------|-----------|-----------|----------|----------|-------------|----------|---------------------|-------------|-------------------|-----------------|----------------------|----------|--------|-----------|
| Smithtown  | Robert Brady Park               | 1               | 2                 |                 | ✓       |           |           |          | ✓        |             |          | ✓                   | ✓           |                   |                 |                      |          |        |           |
|            | Brookside Park                  |                 |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Laurel Drive Park               | 1               |                   |                 | ✓       |           |           |          |          |             |          | 2                   |             | ✓                 |                 |                      |          |        |           |
|            | Whitman Hollow Park             | 1               | 1                 |                 | ✓       |           |           |          |          |             |          |                     |             |                   | ✓               |                      |          |        |           |
|            | San Remo Community Park         |                 |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Smithtown Landing Country Club  |                 |                   |                 | ✓       |           |           |          |          |             | ✓        |                     |             |                   |                 |                      |          |        |           |
|            | Sweetbriar Nature Preserve      |                 |                   |                 |         |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Peter Norwick Sr. Memorial Park |                 |                   |                 | ✓       |           |           | ✓        |          | ✓           |          |                     |             |                   |                 |                      |          |        |           |
| St. James  | Veteran's Park Plaza            |                 |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        | ✓         |
|            | Short Beach                     |                 |                   | ✓               | ✓       |           |           | ✓        | ✓        |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Long Beach                      |                 |                   | ✓               | ✓       | ✓         | ✓         |          |          |             |          |                     |             |                   |                 |                      |          | ✓      |           |
|            | Schubert's Beach                |                 |                   | ✓               | ✓       | ✓         |           |          | ✓        |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Cordwood Park                   |                 |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | East Hills Park                 |                 | 1                 |                 | ✓       |           |           |          |          |             |          | 2                   |             | ✓                 |                 |                      |          |        |           |
|            | Gaynor Park                     | 1               | 1                 |                 | ✓       |           |           |          |          |             |          |                     |             | ✓                 |                 |                      |          |        |           |
|            | Burke Park                      |                 |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        | ✓         |
| Neaseon    | Veterans Memorial Park          | 1               | 1                 |                 | ✓       |           |           | ✓        |          |             |          | ✓                   |             |                   |                 |                      |          |        |           |
|            | Sprofera Park                   | 2               |                   |                 | ✓       |           |           |          | ✓        |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Gibbs Pond/Andreoli Park        |                 | 2                 |                 | ✓       |           |           |          |          | ✓           |          |                     |             | ✓                 |                 |                      |          |        | ✓         |
|            | 9/11 Memorial Park              |                 |                   |                 |         |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
| H          | Charles P. Toner Park           |                 |                   |                 | ✓       |           |           | ✓        | ✓        |             |          |                     |             | ✓                 | 3               |                      |          |        |           |
|            | Pine Cone Woods Park            | 1               | 1                 |                 | ✓       |           |           |          |          |             |          | 2                   |             | ✓                 |                 |                      |          |        |           |
| Commaek    | Bill Richards Park              |                 |                   |                 | ✓       |           |           | ✓        | ✓        | ✓           |          |                     |             |                   |                 |                      |          |        |           |
|            | Hoyt Farm Nature Preserve       | 1               |                   |                 | ✓       |           |           | ✓        | ✓        | ✓           |          | ✓                   | ✓           |                   |                 |                      |          |        |           |
|            | Valmont Park                    | 1               | 1                 |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Harned Sawmill                  |                 |                   |                 |         |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Burr Winkle Park                | 1               | 1                 |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
| Kings Park | Morewood Park                   |                 | 1                 |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 | ✓                    |          |        |           |
|            | Daniel J. Flynn Memorial Park   | 4               |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Kings Park Memorial Park        | 1               | 1                 |                 | ✓       |           |           |          |          |             |          |                     |             | ✓                 |                 |                      |          |        |           |
|            | Russ Savatt Park                |                 |                   |                 | ✓       |           |           |          |          |             |          |                     |             |                   |                 |                      |          |        |           |
|            | Callahans Beach Park            |                 |                   |                 | ✓       |           |           |          | ✓        | ✓           |          |                     |             |                   |                 |                      |          |        |           |
|            | Kings Park Bluff                |                 |                   |                 | ✓       | ✓         | ✓         |          |          |             |          |                     |             |                   |                 |                      |          | ✓      |           |
|            | Harrison Pond Park              |                 |                   |                 | ✓       |           |           |          |          |             | ✓        |                     |             |                   |                 |                      |          |        |           |
| Total:     |                                 | 16              | 15                |                 |         |           |           |          |          |             |          | 6                   |             | 3                 |                 |                      |          |        |           |

Source: Town of Smithtown, \* Scheduled Capital Improvement

|            | Nature Area | Nature Museums | Nature/Fitness Trail | Pavilion/Casheo | Picnic Area | Playground | Refreshment Stand | Roller Hockey | Sand Box | Saw Saws | Showers | Skate Park | Soccer Field | Softball Field | Spray Park | Surf Coasting | Swimming Pool | Swings | Tables | Tennis Court | Volleyball | Total Amenities |
|------------|-------------|----------------|----------------------|-----------------|-------------|------------|-------------------|---------------|----------|----------|---------|------------|--------------|----------------|------------|---------------|---------------|--------|--------|--------------|------------|-----------------|
| Smithtown  |             | ✓              |                      | ✓               | ✓           | *          | 1                 | ✓             | ✓        | ✓        | ✓       | ✓          | 1            | *              |            |               | ✓             | ✓      | 2      |              |            | 19              |
|            |             | ✓              |                      |                 |             |            |                   |               |          |          |         | ✓          |              |                |            |               | ✓             |        |        |              |            | 2               |
|            |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          |              |                |            |               | ✓             |        | 1      |              |            | 7               |
|            |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          |              |                |            |               | ✓             | ✓      | 2      |              |            | 12              |
|            |             |                |                      |                 | *           | ✓          | ✓                 | ✓             | ✓        |          |         | ✓          | 1            |                |            |               | ✓             | ✓      |        |              |            | 2               |
|            |             | ✓              | ✓                    | ✓               |             | ✓          | ✓                 |               |          |          |         | ✓          |              | *              |            |               | ✓             | ✓      | ✓      |              |            | 10              |
|            |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          |              |                |            |               |               |        |        |              |            | 3               |
|            |             |                |                      |                 | ✓           |            |                   |               | ✓        |          | ✓       |            |              |                |            |               | ✓             | ✓      |        |              |            | 8               |
| St. James  |             |                |                      |                 |             |            |                   |               |          |          |         |            |              |                |            |               |               |        |        |              |            | 2               |
|            |             |                | ✓                    | ✓               | ✓           | ✓          |                   | ✓             | ✓        | ✓        | ✓       | ✓          |              |                |            | ✓             | ✓             | ✓      |        |              |            | 15              |
|            |             |                | ✓                    | ✓               | ✓           | ✓          |                   | ✓             | ✓        | ✓        | ✓       |            |              |                |            | ✓             | ✓             | ✓      |        |              |            | 11              |
|            |             |                | ✓                    | ✓               | ✓           | ✓          |                   | ✓             | ✓        | ✓        | ✓       |            |              |                |            | ✓             | ✓             | ✓      |        |              |            | 14              |
|            |             |                |                      |                 |             |            |                   |               |          |          |         |            |              |                |            |               |               |        |        |              |            | 1               |
|            |             |                |                      |                 |             |            |                   | ✓             |          |          |         | ✓          | 1            |                |            | ✓             |               |        | 1      |              |            | 9               |
|            |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          | 2            |                |            | ✓             | ✓             | 2      |        |              |            | 10              |
|            |             |                |                      |                 |             |            |                   |               |          |          |         |            |              |                |            |               |               |        |        |              |            | 2               |
| Neaseon    |             |                | ✓                    |                 | ✓           |            |                   | ✓             |          |          | ✓       | 4*         | 2            | ✓              |            |               | ✓             | ✓      | 2      | 1            |            | 16              |
|            |             |                | ✓                    |                 | ✓           |            |                   | ✓             |          |          | ✓       | 2          |              |                |            | ✓             |               |        |        |              |            | 9               |
|            |             |                |                      | ✓               | ✓           | ✓          | ✓                 | ✓             | ✓        |          | ✓       | 1          |              |                |            | ✓             |               |        | 2      |              |            | 12              |
|            | ✓           | ✓              | ✓                    | ✓               | ✓           | ✓          | 1                 |               |          |          | ✓       |            | ✓            |                |            |               |               |        | #      |              |            | 15              |
| H          |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          |              |                |            |               | ✓             |        | #      |              |            | 9               |
|            |             | ✓              | ✓                    | ✓               |             |            |                   |               |          |          |         |            |              |                |            |               |               | ✓      |        |              |            | 7               |
| Commaek    | ✓           | ✓              | ✓                    | ✓               |             |            |                   | ✓             | ✓        | ✓        | ✓       | ✓          | 1            | ✓              |            |               | ✓             | ✓      |        |              |            | 18              |
|            |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          | 1            |                |            |               | ✓             |        | 2      |              |            | 8               |
|            |             |                |                      |                 |             |            |                   |               |          |          |         |            |              |                |            |               |               |        |        |              |            | 1               |
|            |             |                |                      |                 |             |            |                   | ✓             | ✓        | ✓        |         | ✓          | 1            |                |            |               | ✓             |        | 2      |              |            | 10              |
|            |             |                |                      |                 |             |            |                   |               |          |          |         | ✓          |              |                |            |               | ✓             |        |        |              |            | 5               |
| Kings Park |             |                |                      |                 | ✓           | ✓          |                   |               |          |          |         |            | 4            |                |            |               |               |        |        |              |            | 5               |
|            |             |                |                      |                 | ✓           |            |                   |               |          |          |         | ✓          | 3            |                |            |               | ✓             |        |        |              |            | 8               |
|            |             |                |                      |                 |             |            |                   |               |          |          |         |            |              |                |            |               |               |        |        |              |            | 1               |
|            |             |                |                      | ✓               | *           | ✓          | *                 |               | ✓        | ✓        | ✓       |            | *            | ✓              |            |               | ✓             | ✓      |        |              |            | 15              |
|            |             |                |                      |                 | ✓           | ✓          |                   |               |          |          |         |            |              | ✓              |            |               |               |        |        |              |            | 6               |
|            |             |                |                      |                 |             |            |                   |               |          |          |         |            |              |                |            |               |               |        |        |              |            | 2               |
|            |             |                |                      |                 |             | ✓          |                   |               |          |          | ✓       | 3          | 1            |                |            |               | ✓             |        | 2      |              |            | 9               |
| Total:     |             |                |                      |                 |             |            | 2                 |               |          |          |         | 7          | 20           |                |            |               |               |        | 18     | 1            |            |                 |

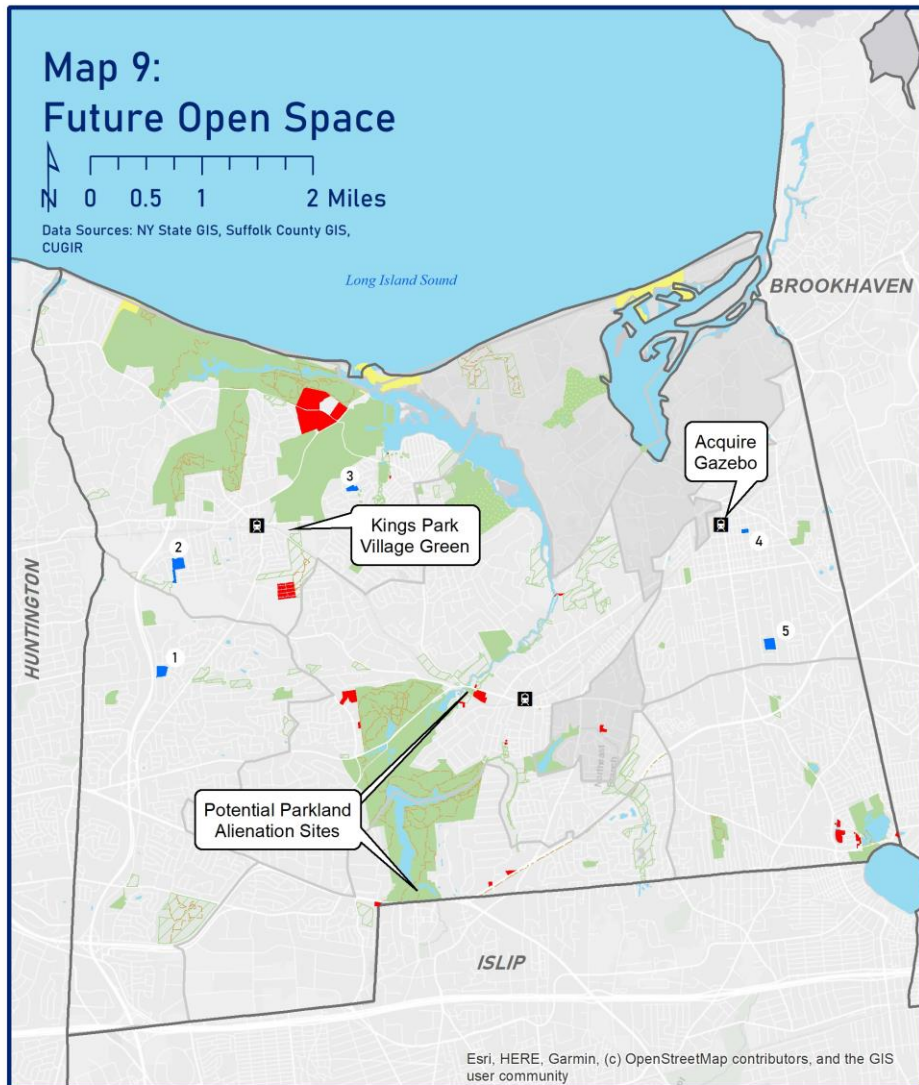
\* Scheduled Capital Improvement

# Metrics & Maintenance / Summary

---

- **Consider additional metrics & review all metrics on a regular basis**
- **Town's greatest needs:** \* based on NYS Recreation Guide survey responses
  - water & boating access
  - additional soccer/lacrosse/football fields
  - expanded and modernized playgrounds
  - modern playground amenities
  - more diversified amenities (i.e. walking loops, dog parks, fitness zones)
  - activities for all seasons (i.e. snow shoeing, cross country skiing, ice skating)
  - support facilities at existing parks (i.e. parking, restrooms)
  - non-vehicular connections to existing Town parks and open spaces (i.e. trails, sidewalks, bicycle facilities)
  - facilities that support a range of ages and abilities (i.e. ADA accessibility, Universal Design)
  - indoor facilities





### Legend

- Suffolk County's 2012 Proposed Open Space Acquisitions
- Undeveloped Town Parkland
- Town, County, or State-owned Preserve
- Town, County, or State-Owned Parkland
- Golf
- Town Beach
- All Other Trails

### Undeveloped Town Parkland

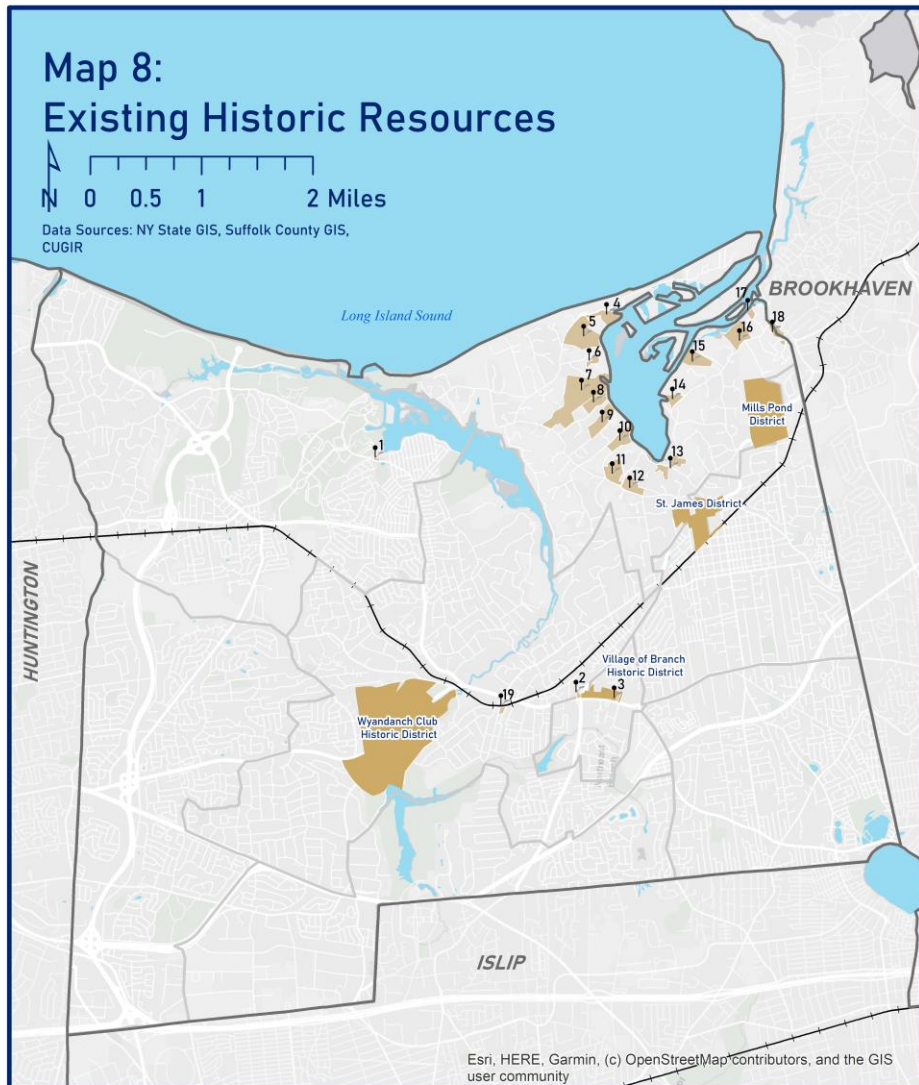
- 1. Half Hollow Road Park
- 2. Donald Drive Park
- 3. Hillside-Gramercy Gardens
- 4. Third Street
- 5. Astor Avenue Park

# Future Parks, Recreation & Open Space

1. Half Hollow Road Park (Commack)
2. Donald Drive Park (Kings Park)
3. Hillside-Gramercy Gardens (Kings Park)
4. Third Street Park (St. James)
5. Astor Avenue Park (St. James)

### Other Projects:

- Kings Park Village Green at Parks Department property
- Parkland Swaps
- Suffolk County Acquisitions



#### Legend

- National Historic Districts
- National Historic Sites

- |                                            |                                            |
|--------------------------------------------|--------------------------------------------|
| 1. Smith, Obadiah House                    | 10. Harbor House                           |
| 2. Halliok Inn                             | 11. By-the-Harbor                          |
| 3. First Presbyterian Church               | 12. Box Hill Estate                        |
| 4. Rassapeague                             | 13. Estate of Kate Annette Wetherill       |
| 5. Land of Clover                          | 14. Sherrewogue                            |
| 6. Estate of James W. and Anne Smith Phyfe | 15. Thatch Meadow Farm                     |
| 7. Estate of William J. Ryan               | 16. East Farm                              |
| 8. Beachbend                               | 17. The Mallows                            |
| 9. Woodcrest                               | 18. Stony Brook Grist Mill                 |
|                                            | 19. Resurrection Byzantine Catholic Church |

# Historic Preservation

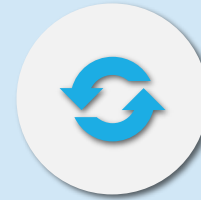
- Town should protect historic structures and districts (79%)
- Historic Preservation (74% important or very important)
- Town has Historic Society & Historic Advisory Board (inactive)
  - no Historic Board or Commission
- Chapter 185 is Town's local Historic Preservation Law (adopted in 1985)
  - Needs better protection of sites outside historic districts (as confirmed in LWRP)



**Expand protections  
of historic resources**



**Update the Town-  
wide Historical  
Resources Survey**



**Encourage adaptive  
reuse of historic  
structures**



**Educate property  
owners on benefits  
of historic  
designation**



**Reconstitute Historic  
Advisory Board**

# Historic Preservation Recommendations





#### Legend

- |                                                                                                 |                                                                                                          |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Firehouse   |  Municipal Facilities |
|  Library     |  County Facilities    |
|  Post Office |                                                                                                          |

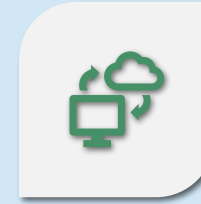
# Community Facility Issues

- **Discusses the Town's jurisdiction over:**
  - Town Government Services
  - Public & Semi-Public Services (i.e. Town libraries)
  - Educational Facilities
  - Health Facilities
  - Emergency
  - Solid Waste Management Facilities

# Key Community Facility Recommendations



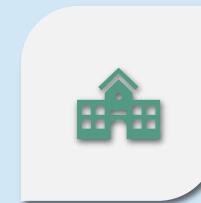
**PREPARE A LONG-  
TERM FACILITIES  
PLAN TO PROVIDE  
FOR SPACE AND  
FUNCTIONAL  
NEEDS OF ALL  
TOWN  
DEPARTMENTS**



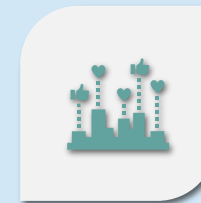
**CONSIDER SMALL  
TECHNOLOGY INVESTMENTS  
ACROSS CIVIC FUNCTIONS**



**WORK WITH  
LIBRARY DISTRICT  
TO FIND SUITABLE  
LOCATION FOR A  
ST. JAMES BRANCH  
LIBRARY**



**CONSIDER A  
TOWN  
COMMUNITY OR  
REC. CENTER**



**CONTINUE TO  
PROMOTE SHARED  
SERVICE  
OPPORTUNITIES**



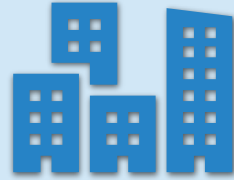


# Sustainability Issues

1. Drinking water protection (98% very important or important)
  2. Air quality (97% very important or important)
  3. Surface water protection (95% very important or important)
- Town completed various Climate Smart Community (CSC) Actions through grant applications but has not submitted these actions for certification eligibility through the CSC program.



# Key Sustainability Recommendations



**Promote TOD as a  
smart growth  
strategy**



**Create Green  
techniques Checklist  
for development  
applications**



**Encourage local  
Farmer's Markets**



**Encourage EV charger  
installations & Bike  
Facilities in all new  
multi-family or major  
mixed-use construction**



**Create a  
“benchmarking”  
program and  
complete an energy  
audit**



**Create a Tree Fund  
and undertake a tree  
inventory**

# Capital Improvement Plan

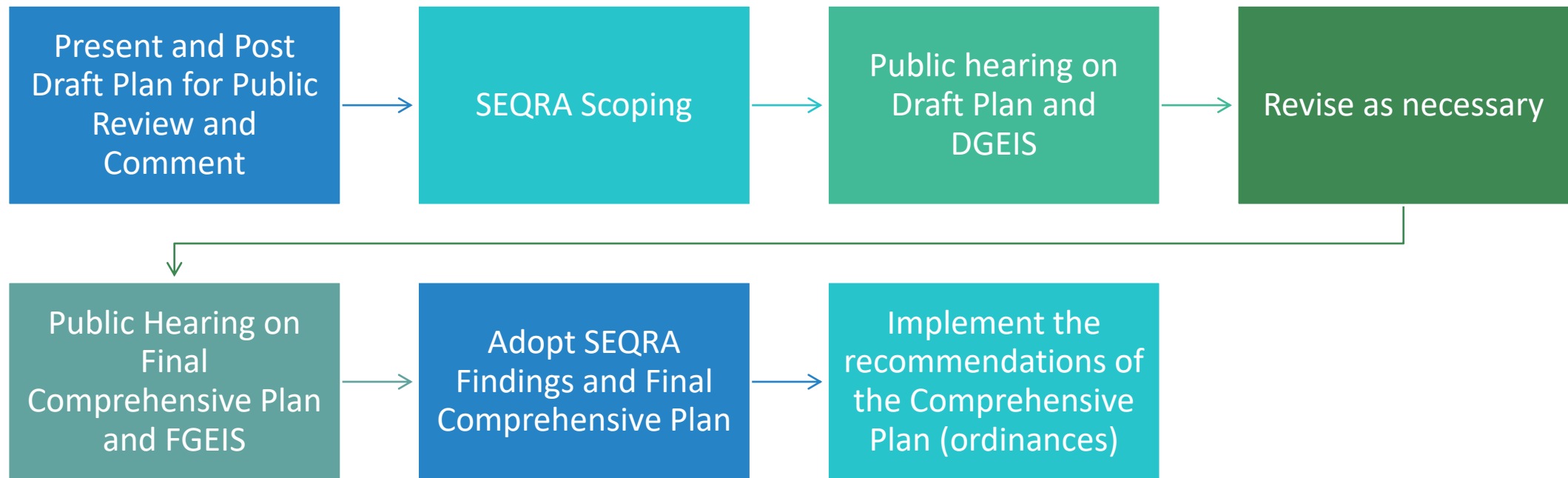
---

- Insert here



# Next Steps....

---





---

**Thank  
You!**



architects + engineers  
practical approach. creative results.

**TimHaa**hs

